

# The resident

February 2017

WISHFUL THINKING

*How Quintessentially  
cornered the luxury market*

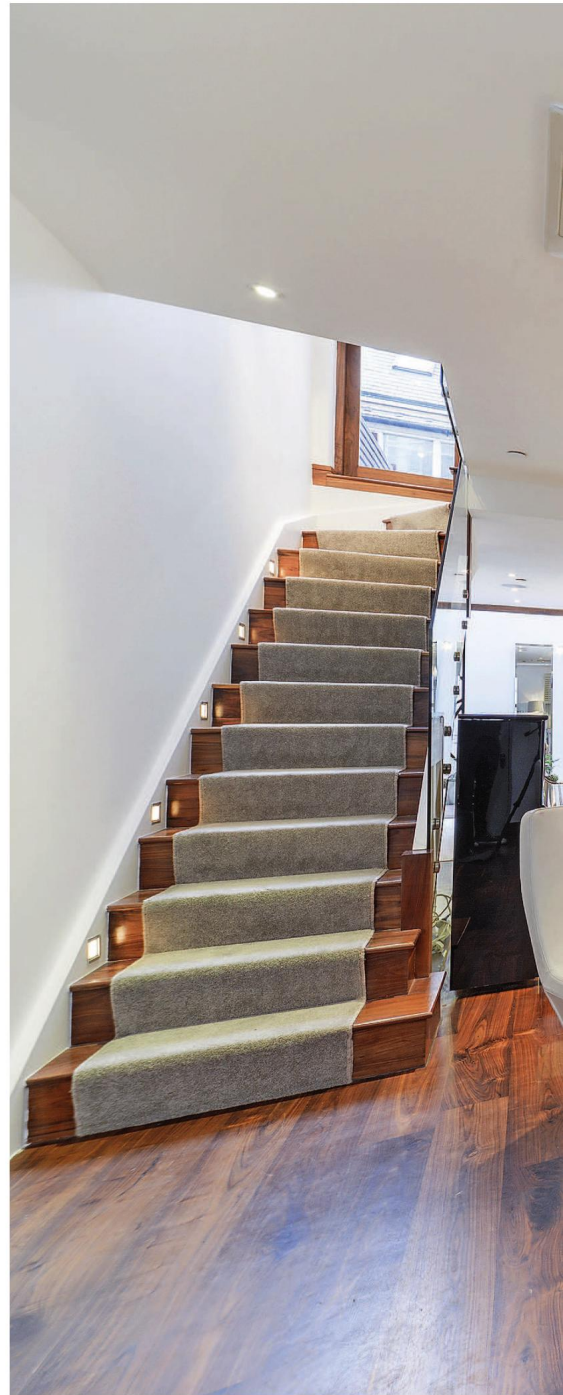
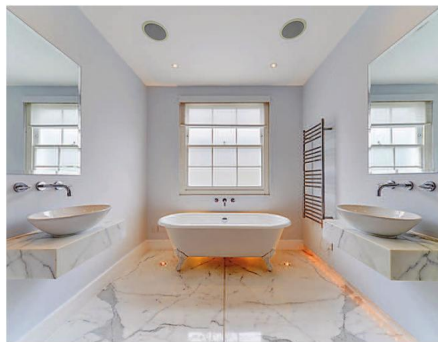
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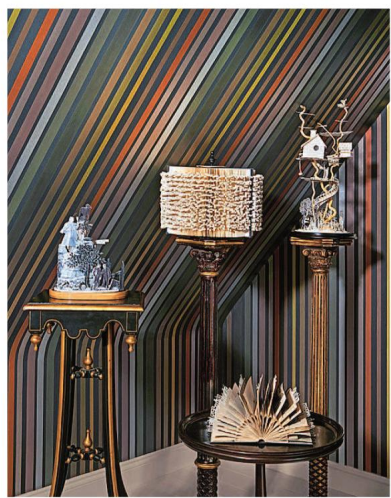
† Loan amount £298, 48 monthly payments of £7.49, zero deposit, Total amount payable £360. Total cost of credit £62. Minimum spend £250 © 2016 Designer Ideas Ltd t/a Warren Evans reg co No. 4308080. Reg office: 3a Prowse Pl, London NW1 9PH. Credit products from Secure Trust Bank PLC t/a as V12. Interest free credit available, starting from £700 minimum spend. Credit subject UK residents, age and status. \*Offer available until Jan 31st 2016 on orders above £450.



FEBRUARY 2017

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BEAUMONTANDFLETCHER.COM

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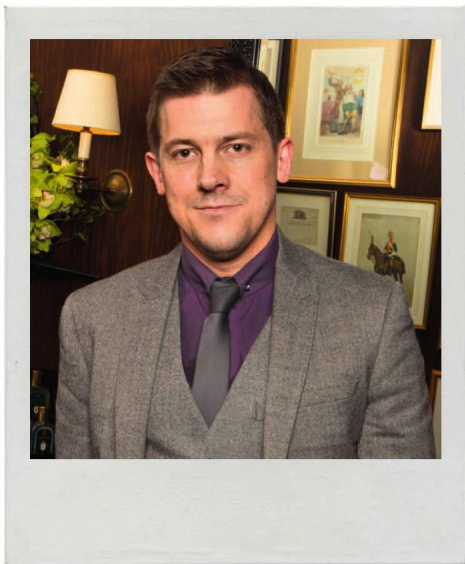


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# Letter from the EDITOR



**W**hat price luxury? With so much available these days at the touch of a button, have we lost what it means to really indulge in something? Although Quintessentially is something that can be enjoyed via a keyboard, being the leading online luxury concierge service, what they do show is there is some magic in the world after all. Close down Times Square for a Valentine's Day serenade? No problem. Hire out one of the pyramids of Egypt for a marriage proposal? All yours. Fly out a rare poodle first class to Japan, with its own on-board vet? It's a dog's life.

Aaron Simpson and his team at Quintessentially have certainly cornered the luxury market, where no request is too difficult (although he does ask for a couple of extra days to get a very rare Casio piano to the Caribbean). Simpson is a fascinating guy to talk to, being at the forefront of London's evolution over the last two decades. Having lived in Hong Kong and New York, it's nice to know that he picks out our capital as the place he'd never consider leaving. Read the story of Quintessentially from page 18.

There's a rather pleasing mix of the old and new in this issue. The Stafford London has over a century of stories to tell, and the St James's hotel has zoned in on one in particular to help revamp their restaurant offering. Acclaimed chef James Durrant will be overseeing the menu at

The Game Bird, which will – you've guessed it – champion game, but there's so much more to the menu. And, after all, the name has two meanings. Find out why on page 36.

From the past to the present, we have boxing's Heavyweight Champion of the World packing a punch this month. Anthony Joshua is one of the investing partners behind the new state-of-the-art boxing gym BXR on Chiltern Street, and judging by what we have seen of it so far, it's going to knock the socks off the competition. Nick Hammond continues the theme by looking at what's hot in 2017, and Kara O'Reilly warms us up with a rather colourful look at the home.

With Valentine's around the corner, I will be making sure my wife doesn't read Aaron Simpson's interview, but can offer a chat with one of Mayfair's longest serving florists and Henry Conway's alternative look at online dating. The world is, indeed, your oyster.

*Mark*

Mark Kebble, Editor

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**MAGAZINES COMMERCIAL DIRECTOR** PETER TIMPERLEY **GROUP CONTENT DIRECTOR (MAGAZINES)** VICKY MAYER **EDITOR** MARK KEBBLE **ART DIRECTOR** ANDREW PYE

**SENIOR DESIGNER** LACEY MCBANE **DESIGNER** LEE HENRY **EDITORIAL ASSISTANTS** BETHAN ANDREWS, MADELINE HOWELL, RACHEL MANTOCK

**DIGITAL EDITOR** VICTORIA PURCELL **PROPERTY EDITOR** KAREN TAIT

**COMMERCIAL DIRECTOR** EDDIE PEARCE **SENIOR ADVERTISING SALES MANAGER** RACHEL GILFILLAN **BUSINESS DEVELOPMENT CONSULTANT** ROBERT GRAHAM

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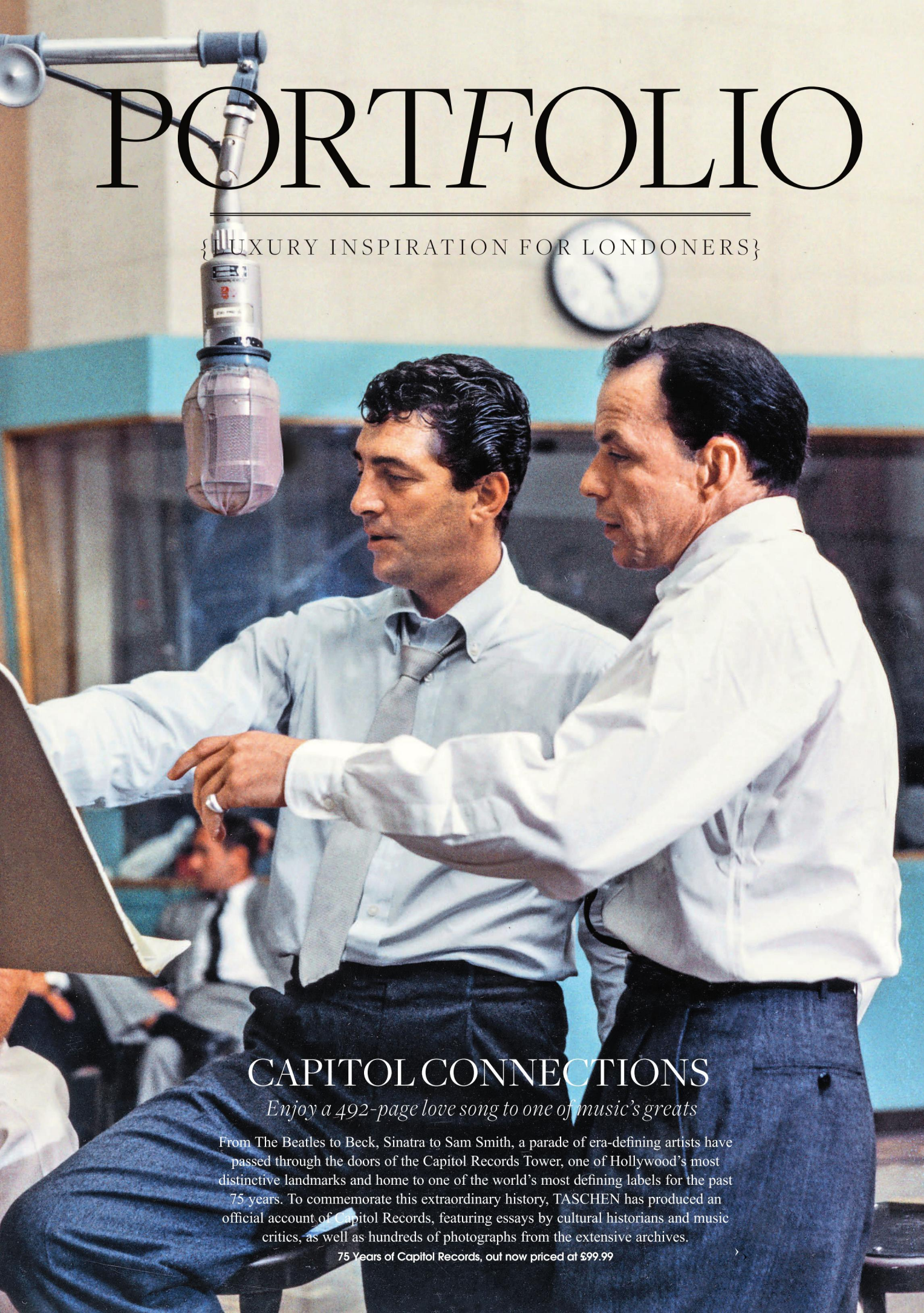


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# PORTFOLIO

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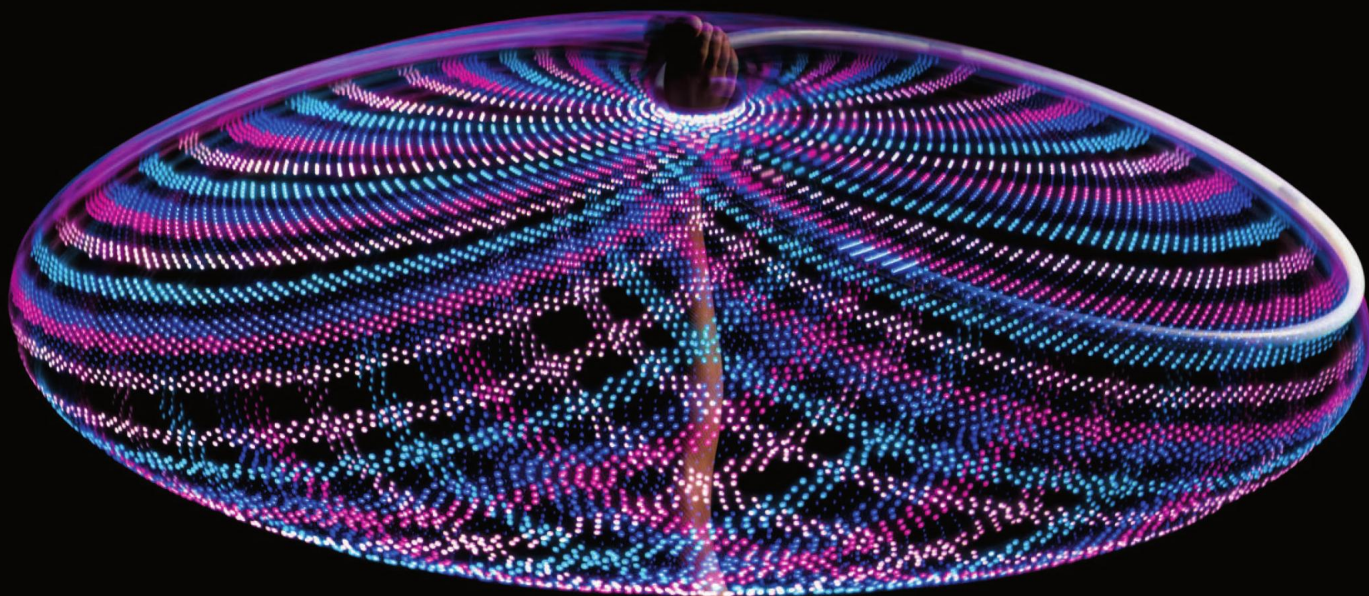
## CAPITOL CONNECTIONS

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From The Beatles to Beck, Sinatra to Sam Smith, a parade of era-defining artists have passed through the doors of the Capitol Records Tower, one of Hollywood's most distinctive landmarks and home to one of the world's most defining labels for the past 75 years. To commemorate this extraordinary history, TASCHEN has produced an official account of Capitol Records, featuring essays by cultural historians and music critics, as well as hundreds of photographs from the extensive archives.

75 Years of Capitol Records, out now priced at £99.99

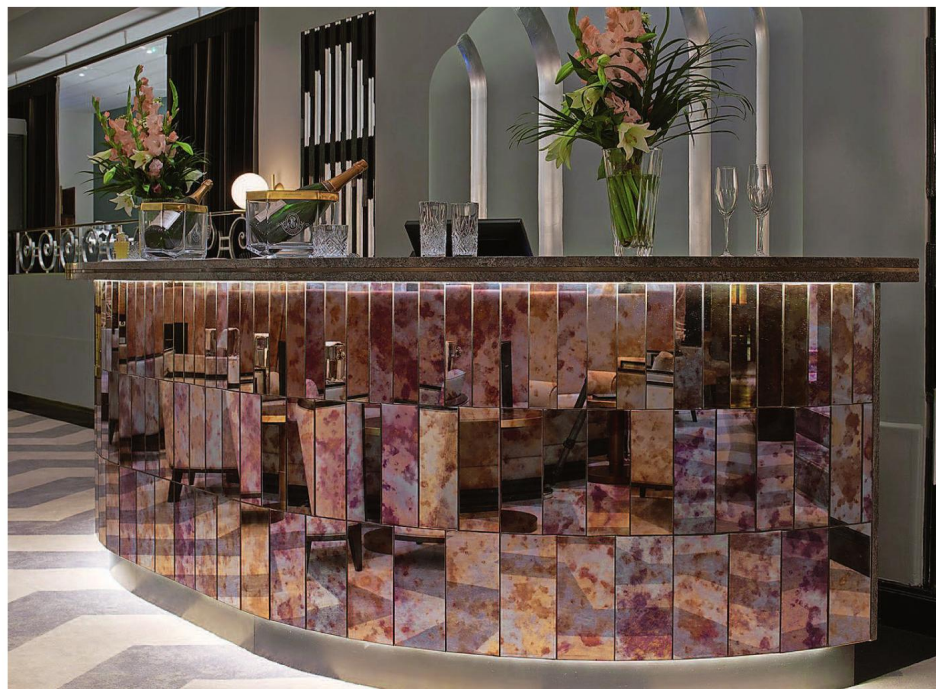




### Dazzling spectacle

One of London's most well-known purveyors of trailblazing, theatrical cabaret spectacles, The Black Cat Cabaret, has announced they will be bringing a supper club to central London on 24 February at the Hippodrome. This offers a contemporary take on the classic cabaret speakeasy, combining fine dining with spectacular performances and breathtaking dark and daring shows.

[theblackcat.info/supper-club](http://theblackcat.info/supper-club)

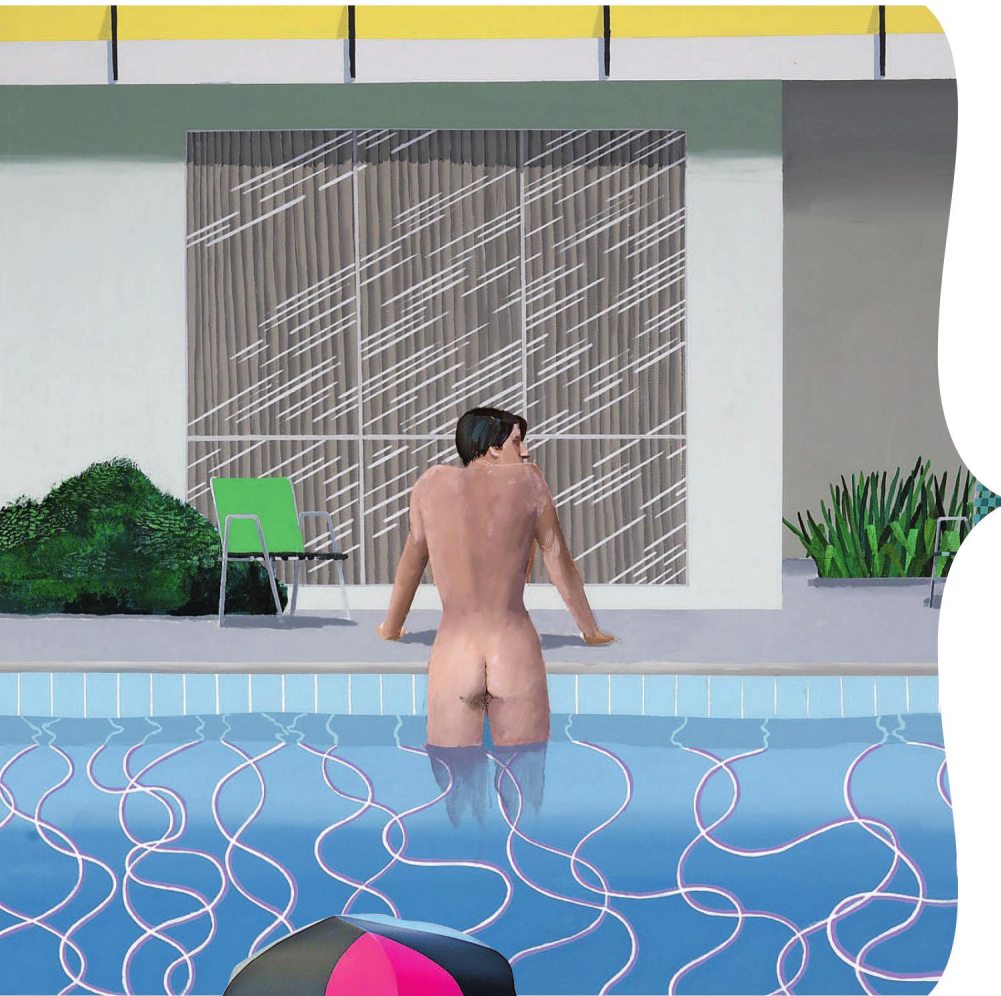


### All in the right key

Architecture and interior design practice Jestico + Whiles have unveiled their restoration of the 1930s interiors of the Art Deco dining room and piano bar at the Lansdowne Club in Mayfair, bringing this Grade II-listed building back to its former glory and refreshing the club's offer. The space is regarded as one of the most important in the club, originally designed by Charles Fox with interiors by White Allom, a company associated with the interiors of the Queen Mary and the Queen Elizabeth ocean liners. The piano bar's appeal, in particular, has been augmented by the addition of an antiquated rose-mirrored cocktail bar.

[thelansdowneclub.com](http://thelansdowneclub.com)





## Private eye

This once-in-a-generation show at Tate Britain, opening on 9 February, will bring together six decades of David Hockney's work for the first time. The retrospective will include vibrant new paintings of the artist's home in Los Angeles, which will be united with earlier works depicting the same subject across 35 years.

[tate.org.uk](http://tate.org.uk)



**TROOPING OF THE COLOUR**  
West London's Griffin Gallery is currently hosting *I Lost My Heart to a Starship Trooper*. Open until 24 February this is a chance to see works that include both traditional materials and the use of new technologies in a wide variety of media.  
[griffingallery.co.uk](http://griffingallery.co.uk)



## IN OTHER NEWS

Formerly the St James Theatre, The Other Palace will officially open its doors in February. The first production in the main theatre will be Grammy and seven-time Tony Award nominated musical *The Wild Party*, starring Frances Ruffelle and directed by Olivier Award winning choreographer Drew McOnie.  
11 February-1 April; [theotherpalace.co.uk](http://theotherpalace.co.uk)

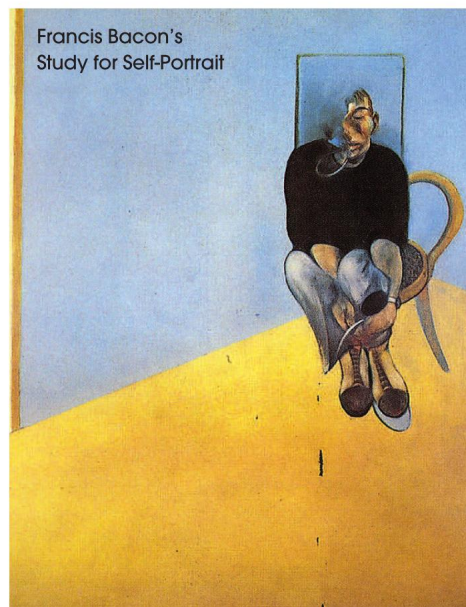


# PORTFOLIO

## Individual success story

Opening on 7 February, Little Black Gallery will be host to *Photographing In Costume* by Anja Niemi, which features works from the acclaimed Norwegian's last three series: *Darlene & Me*, *Starlets* and *Do Not Disturb*. What's fascinating about Niemi is that she always works alone: she functions as the photographer, director, stylist and subject in all her images.

13A Park Walk SW10 0AJ; 020 7349 9332;  
[thelittleblackgallery.com](http://thelittleblackgallery.com)



Francis Bacon's  
Study for Self-Portrait

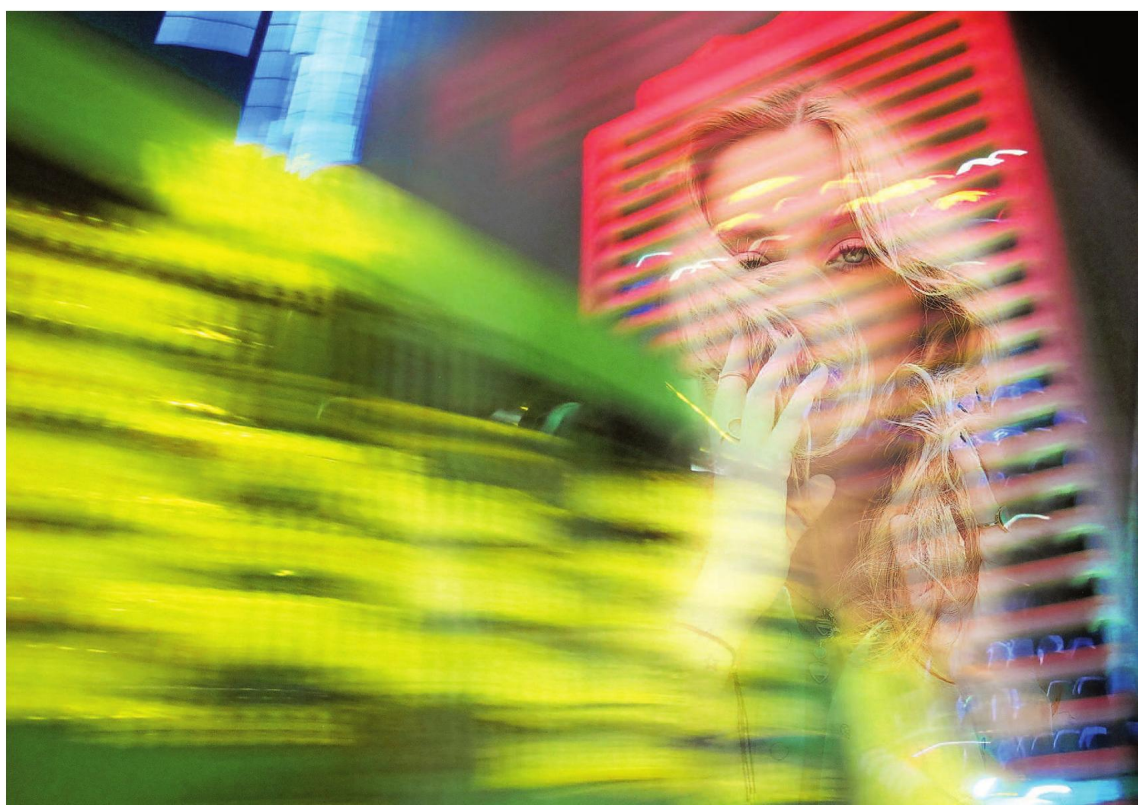
## BACON & FREUD

Marlborough Graphics will be presenting an exhibition of prints by Francis Bacon and Lucian Freud until 25 February. The selected works provide an overview of the artists' graphic output and demonstrate their different approaches.

6 Albemarle Street W1S 4BY;  
020 7629 5161;  
[marlboroughlondon.com](http://marlboroughlondon.com)

## Emotional appeal

The Den at 100 Wardour Street is currently showing its first exhibition, *Emotion in Motion*, which closes on 2 February. It features a series of photographic portraits where abstract light motion and human emotion meet on a backdrop of modern urban city life. The portraits have been created by Erica Bergsmeds, reflecting her views on the social media generation.  
[thedenwardour.com](http://thedenwardour.com)







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## PARTY

### ONE TO WATCH

International ambassador for OMEGA, Eddie Redmayne, was welcomed by President and CEO Raynald Aeschlimann at a glittering VIP dinner recently at MARCUS in Knightsbridge. The intimate evening of drinks and dinner began with a champagne reception in the iconic Blue Bar at The Berkeley Hotel, where Redmayne was joined by a variety of stars from sport, stage and the screen. Guests were then invited into the two Michelin starred restaurant Marcus, which acted as a stunning backdrop for a four course dinner specially designed by friend of OMEGA, Marcus Wareing. The evening also celebrated the launch of the highly anticipated OMEGA Constellation Globemaster Annual Calendar watch.



Doina Ciobanu



Andrew Triggs-Hodge,  
guest, Pete Reed



Morgan Watkins and guest



# YOU WILL BE Served

*From closing New York's busiest area to hiring out one of the Pyramids, the co-founder of Quintessentially explains why nothing is too much trouble*

Words MARK KEBBLE

**W**ith Valentine's around the corner, chatting to Aaron Simpson – one of the entrepreneurs behind lifestyle concierge company Quintessentially – is making me shrivel up inside. 'On Valentine's Day in the past we have closed down Times Square for a particular couple and had a flashdance of 400 people. That's a memorable lifetime experience and that's what we try to achieve.' It puts my 14 February plan for dinner at the local Chinese restaurant slightly in the shade. 'Oh I don't tell my wife about any of this!' he laughs back.

There's quite a lot to tell, too. Launching as an online private members' club in 2000, Quintessentially has grown to now run 28 different businesses under the brand in 60 countries and have around 3,500 employees. 'The business took off because of the globalisation of wealth,' Simpson considers. 'The concentration of wealth in London, New York, Hong Kong, Dubai and places like that became much more intense over the last 15-20 years.'

With a core principle 'to deliver service, anywhere, any time, any place', does that vary from country to country? 'You can ask us for anything in any territory around the world and hopefully we will be able to deliver it,' Simpson considers. 'Culturally there may be differences, where certain things are more acceptable in some countries than others, but primarily most of our clients are very international and operate in multi-jurisdictions, and they get the same service levels in every country around the

world at the same level as here in London. We just had a request for a specific Casio piano in St Bart's. You know you can get that in New York or LA, but in St Bart's we are having to ship it in. It's those little things where people do accept that you are on a remote island or in the middle of nowhere and things take a little bit more time to deliver.'

Despite having Quintessentially outposts the world over, where I am chatting to Simpson is, for him, the place to be. 'London is a fantastic centre for luxury,' he enthuses. 'For us it's slightly under the radar, but not if that makes sense. Other countries consume more luxury, whereas London has a subtleness to it and consumers who I think are on trend. It's a great place to work. I have lived in Hong Kong, New York, and LA, but I don't know a better city than London.'

'In terms of our audience [in The Resident area] their biggest challenge is getting into some of the top restaurants,' Simpson continues. 'You have Sexy Fish, Gordon Ramsay, Le Gavroche, a few of the old favourites as well. For me the excellence of London is exemplified by the quality of restaurants that have been opening in the last few years, and we are probably the best in the world. We used to be just fish and chips, but now it's good quality grub right across London.'

We continue to talk about the qualities of London, but given the Quintessentially business, the topic has to be raised: is Brexit a concern? 'Brexit is a concern for everyone, mainly because no-one

*I have lived in Hong Kong, New York and LA, but nowhere is better than London*







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Closing Times Square for Valentine's Day? No problem

knows what the hell is going on!' he exclaims. 'It's always a concern when even politicians don't know. From a business point of view, we have a lot of overseas workers because we operate in 24 different languages, so it's difficult to know what's going to happen to these people. In terms of our clients we haven't seen much difference; if anything there's more activity, especially in property. We have our own real estate division and we have seen an uptick in those £1m-5m transactions, so that's been a very interesting piece of business for us in the last few months.'

One interesting aspect of the evolution of the business is the emergence of the Quintessentially Foundation. 'We were always keen on launching that,' Simpson points out. 'We launched it eight years ago. We always had an underlying principle that at some point, when we stopped focusing solely on the business and its growth, and more on the things around the brand and what we could change from within, we would engage in the Foundation. That's been very successful. We have raised over £8m. We give the proceeds of that primarily to both local and international charities associated with children and education.'

The smell of success seems to follow Simpson around – Quintessentially aside, he is also an advisor and board member to several private businesses – but his passion to achieve more remains undiminished. 'We open a new Quintessentially office in the world every month or two,' he says proudly. 'We have just opened in Mongolia, and we are also looking into hotel spaces at the moment and clubs around the world. My pet project is the first private floating club. Oh,' he adds with a laugh, 'I want to hold an Oscar at some point...' For the man who closed Times Square, anything is possible.

Find out more at [quintessentially.com](http://quintessentially.com)

## THREE BIG WISHES

### STAND OUT REQUESTS FOR AARON SIMPSON

**1** Definitely the most expensive request we have ever done was for a member of the Saudi royal family when he was planning his engagement party. He asked us to do something that was spectacular, so what we did was we rented one of the sets of pyramids in Egypt – as you do – flew in 300 of their closest family members, all in secret from his prospective wife. We purchased the relevant size ring and got her to come in on a horse drawn carriage. It wasn't just horse drawn, it was eight white stallions, and then she was serenaded by a few opera singers, before he popped the question. She had no idea what was going on, she thought it was a birthday celebration for him and actually it was an engagement party for her. Thank god she said yes! I believe they are still married, which is also a bully bonus.

**2** We had J-Lo's White Party a year or two ago and she wanted adornments for her lawn, so we had to track down albino peacocks, which are bred surprisingly not far from her estate, but we didn't know that!

**3** The funniest one is because he's a pal of mine. His son is married to a Japanese lady and she has this particular and very rare breed of poodle. How do we get the dog safely from New York to Tokyo? He didn't want anything to happen to this dog at all, so we said the safest way was a private jet with a vet on board to make sure this dog arrived in one piece. I said to him 'you're going to spend the best part of \$300,000 on this trip' and he said 'I don't care Aaron, it would cost me more if anything happened to it!' Off the vet went and we had two pilots...







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Louise Bermingham's Wild Things Flowers has been a part of the Mayfair scene for two decades



# INTO THE WILD

*With Valentine's Day on the horizon, we speak to Louise Bermingham, whose Mayfair florist recently celebrated its 20th anniversary*

Words MARK KEBBLE

**Looking back, were you always interested in flowers as a child?** My first memories were fragrant sweet peas, cutting small bunches and making gifts from them. I remember when we had house guests the florist would fill our vases and jardinières with gorgeous fresh blooms and would transform the house with a simple delivery of beautiful, scented flowers.

As the flowers wilted I would then re-use the florist foam. Cutting flowers from the garden and pushing them into the holes that the professional florist had left, like footprints in the sand, using grand stems of double delphiniums from the garden, so my humble efforts were grandiose.

**You are self-taught, so what does that bring to your work?** Being self-taught was a definite advantage for me, as my approach was free form. Starting out I had a breezy fresh approach to a then stolid, well-worn path.

**What inspired the first retail launch of Wild Things in Ireland in 1990?** Well the business got too busy for the shed and the house – the bath was always full of flowers! A store was a natural step. The shop had been a lovely old grocers, untouched for 35 years, in one of the old Georgian areas of Dublin. It was stripped back to brick and filled with beautiful antiques, with an open turf fire. These features, combined with the captivating aroma of florals was truly beautiful and extremely well received.

**Were you always looking to follow that up by opening in London?** Yes, I was always looking for a bigger more exciting market, so London was a natural progression.

**You have been based in Mayfair for over 20 years now. How would you say**

**the area has changed?** Mayfair has turned a full economic circle in this time. When Wild Things Flowers opened, the shops on Davies Street were few and far between. Mayfair has become a hub for international luxury brands, many of which we collaborate with. It is a fun and friendly enclave.

**How do you feel your florists fit into the general retail offering in Mayfair?** We are always amazed at the amount of positivity towards our flowers. So many people, residents, tourists and businesses tell us every day how much they enjoy our store. On social media also, we are listed as one of the 35 prettiest places in London to visit. Beautiful people photograph themselves and their entourage in front of the flowers.

**Is February a busy time for you?** Valentine's will, definitely, be an out the door busy day – it is a great time to be more creative than predictable! Every year there is always at least one noted, outstanding romantic floral gesture that sometimes takes our breath away and without fail takes the recipient's breath away.

47 Davies Street W1K 4LY; 020 7495 3030; [wildthingsflowers.co.uk](http://wildthingsflowers.co.uk)





## JOHN ADAMS FINE ART

Founded in 1990 at their present location in the Pimlico Road Design District, John Adams Fine Art is well experienced in promoting and exhibiting a wide and eclectic variety of art and artists. For the last decade, John and Catherine Adams have been primarily focused on gallery exhibitions featuring French artists of the 20th century, and the many exciting and influential art movements that this artistically innovative century produced, which will be highlighted at BADA 2017. Pictured here, far left, is *La Cité* by Claude Venard (1913-1999), circa 1960, and *Insouciant* by Edouard Hervé.

# OLD FASHION VALUES

*BADA will be returning to Chelsea for their 25th anniversary fair – with a host of new exhibitors and familiar faces standing out*

Words MARK KEBBLE

## ALEXANDER DI CARCACI

For 30 years Alexander di Carcaci has worked privately with collectors and designers including Veere Grenney, Guy Goodfellow, Robert Couturier, David Hicks, Juan Pablo Molyneux and John Stefanidis, sourcing fine antiques for their clients, before joining forces with John McWhirter and opening a shop on Chelsea's Langton Street. Di Carcaci specialises in English and Continental furniture and objects ranging in date from the 17th century through to the 20th. Pictured below is a pair of Dutch colonial early 18th century Blackamore figures.



**B**ADA – the British Antique Dealers' Association – will be returning to Duke of York Square, Chelsea, in March for their 25th anniversary edition of its annual fair. The event will welcome over 90 specialist exhibitors from across the UK, offering the chance to view and buy outstanding pieces of traditional, modern and contemporary art, design and antiques. For this year's fair, there will be a number of new dealers exhibiting for the first time, as well as a particular focus on modern and contemporary presentations. Here are five to watch...

For a full list of exhibitors and more information visit [bada.org](http://bada.org)





## PETER PETROU

Established in London for 40 years, Peter Petrou's business has gradually evolved over time to encompass works of art, sculpture and design from many cultures and periods in history. A particular interest, and one that has contributed to the growth of the business, is the influence of one population upon another and the resulting cross-cultural design, which is frequently vibrant, unusual and stunning to look at. Work on show at BADA will highlight this: pictured top is Le Corbusier's The map of Chandigarh, circa 1950s, and below it is Chinese Scholar's Rock. This will mark Petrou's first appearance at BADA.

## ANTHEA A G ANTIQUES

Anthea A G Antiques is run by Anthea Gesua with the help of Gaby Ruthven, and has been located in the Grays Antiques Centre since the early 1980s. They deal in pretty gem set jewellery from the 19th to the 21st centuries, with a selection of signed pieces from the important jewel houses. They carry a varied stock including a selection of men's cufflinks and ladies' diamond watches, as well as period rings and earrings. Pictured here is a cabochon sapphire and diamond necklace set, signed M Gerard, Paris, from circa the 1960s.



## FRANK PARTRIDGE

Founded in 1900 by the present Frank Partridge's great grandfather, this art dealing business opened a gallery almost opposite Christie's in King Street, dealing in the very finest English and French furniture and Chinese porcelain. When these premises were bombed in 1939, Frank Partridge Snr moved his business to the famous 'Partridge' building opposite Sotheby's in New Bond Street. During this period, Partridge's received the Royal Warrant as Purveyors of Fine Art to Queen Mary, a frequent visitor to the gallery. At BADA, they will present French and English furniture alongside paintings and objets d'art of the 18th century, such as this French Louis XV Ormolu-mounted black vernis martin commode, stamped Wolff, from circa 1750.





# loaf



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# HENRY CONWAY

*Why there's nothing to be ashamed of when it comes to online dating*

Single life in London can be quite frustrating. As a singleton in his mid 30s, I am asked on a near daily basis who I'm dating and why a nice boy like me has not settled down yet. Am I eligible? Well I have my own teeth, and despite my best efforts in the cake department, I'm relatively trim, so why still single? Like many of my generation who didn't settle in our 20s, I date a bit, but perhaps I am a victim of too much choice.

I can claim, not unreasonably, that I am one of the most social people in London – be it a launch party, a fashion show, a bar or club, it's in my DNA to be out seven nights a week. Despite encountering new people every day, I still rarely find someone I click with. Once, whilst talking to two of my sister's twentysomething friends, the chat turned to one of the girl's newish boyfriends. 'OMG, I can't believe you met him IRL'. IRL? Yes, they were astonished to hear that people got together 'In Real Life'. The old stigma of meeting a potential partner online is well and truly evaporated to the point of online being the norm. Thus, I too have put myself on every app I can download in my quest for love.

Passing on advice based on my experiences of meeting digitally is something I am only too happy to do. Don't fear it – be it the girl fed up of being the odd number at a dinner party entirely made up of couples, to the chap who has exhausted his network of singletons, there should be no shame in putting yourself into situations to meet others who are looking for the same thing as you. With most apps

pooling information from social media to show shared friends and interests, pick up on that common ground when initiating conversation, and never be shy in your due diligence. Message that mutual friend and get the warts and all lowdown – highly useful in weeding out the odd charlatan who is playing away from home, before you take it too far.

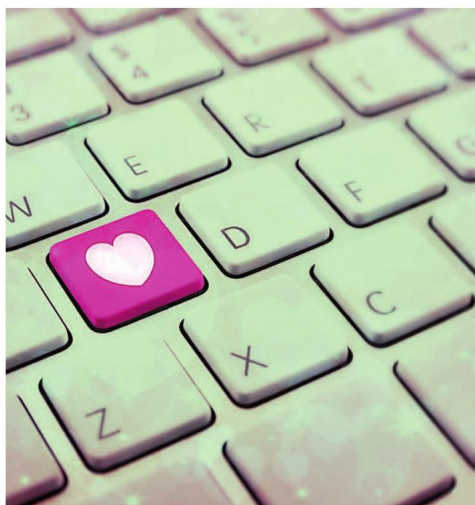
Personally, I don't like endless online chats – thankless rounds of unending banter never seem to go anywhere. I recommend taking it IRL as soon as you're ready. Always try to have something to go on to after that first drink, in case you've accidentally met a bunny boiler – though leave it flexible enough to extend to dinner if the chemistry is sizzling. A martini at the Botanist or a margarita at Mr Foggs should set you up nicely.

*The old stigma of meeting a potential partner online has evaporated*

Make sure you have a fully charged phone so you can look busy if your suitor is late, or should you need to search for a last minute reservation. Ready for that second date? Don't bring flowers – everyone will notice, and judge you. A nice rose lapel pin from

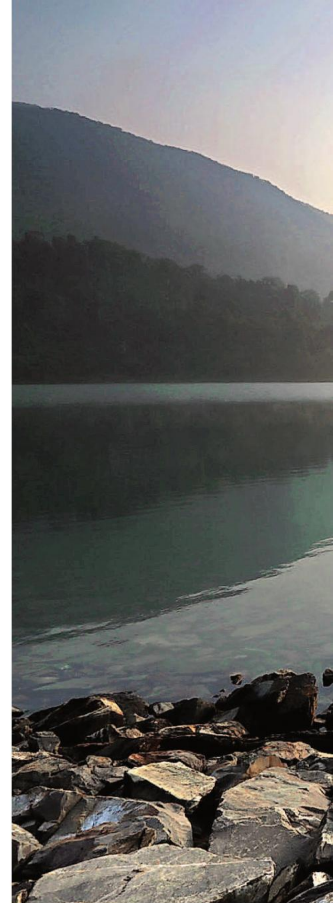
Tateossian, which you can accidentally leave on a bedside table to ensure a later retrieval, is far more chic.

Overthought this perhaps? Well, no matter how rational a person you are, it all goes out the window when the butterflies start. Look sharp, try and keep your cool, and don't pressure yourself. In swiping left or right, it's evident there are plenty of fish out there. Cast those trawler nets, and with a little luck one day you'll get the one you don't want to throw back in.





# THE HOT LIST



*A whirlwind 12 months and a new year upon us: The Resident gazes into its crystal ball to reveal what's in store for 2017*

Words NICK HAMMOND

**N**o-one could have foreseen what came to pass this last year. Turbulent world events, a US election result that saw us splutter over our morning tea, the passing of much-loved musicians... all have served to unsettle.

But while there's no guarantee that 2017 won't bring more of the same, we can reassure ourselves by looking closer to home for comfort. Our families, friends, traditions and beliefs are never more important than in troubled times – and that's why 2017 will be about life's little everyday pleasures.

Luxury comes in many forms. A personal treat in a busy day; a snippet of indulgence to ease a worried mind. In the end, it's the smallest things that make the biggest difference. These little escapes from the humdrum of everyday life can be achieved in many ways, without resorting to burying your head in the sand – or without spending a fortune.

And that's why we predict that 2017 will be the year of the book. Nothing provides a dose of low-value, high-quality escapism than a good old-fashioned read. And Heywood Hill – Mayfair's emporium of wonderful, mind-changing, world-travelling,

adventure-seeking tomes – is worth a visit any time of the year. Tucked away on Curzon Street, this beautiful shop reminds us of one of the stores in *Harry Potter's* Diagon Alley. Not because it's stocked floor to ceiling with wands, but because magic happens when you cross the threshold.

New books, old books, rare and hard to find; birthday presents, wedding lists, private libraries and personal selections; Heywood Hill can take care of them all. If the winter months get you down and you need something to see you through, treat yourself to their inspired Year In Books. Your own personal bookseller will be in touch to discover what you like best – and then every month, a beautifully wrapped new read will slip through your letterbox in Heywood Hill's instantly-recognisable livery. The very thought lowers the heartbeat.

And it's a truism that city life can be stressful, which is why a foray into the countryside is recommended to soothe. A day on the riverbank is nothing less than Zen – have you ever thought of taking up fishing? It's another hot tip for 2017.

The trance induced by repeated castings of a dry fly to a somnolent brown trout on a secluded stretch of river

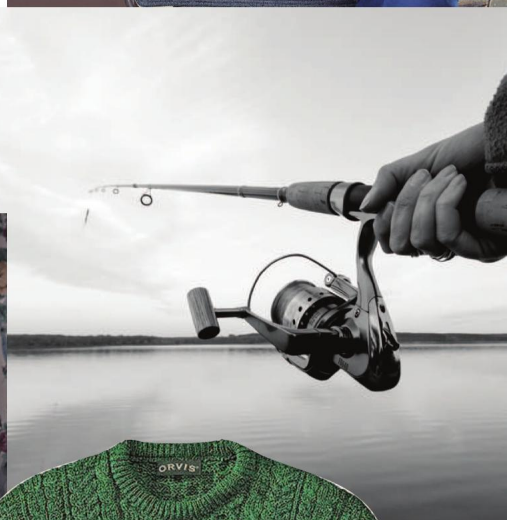




*Luxury comes in many forms. It's the smallest things that make the biggest difference*



This year taking time to fish, read a good book or enjoy a cigar are all on the to do list







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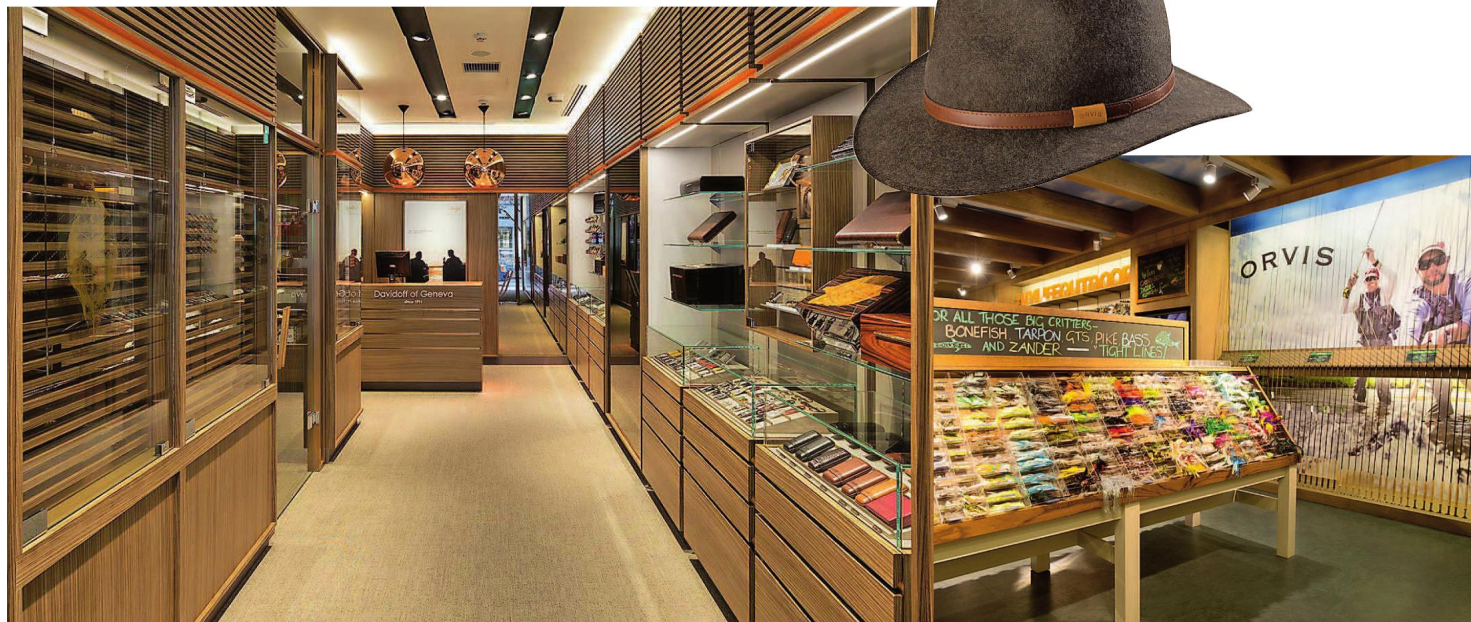
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*Nothing ticks the box of snatched moments of relaxation quite like a good cigar*

is one of God's greatest gifts. And help is at hand to get you to the stage where you can land spot a fish, cast to it and land it all by yourself.

Orvis of Regent Street is a store to capture fishermen as much as fish. Box after box of intricately tied and maddeningly named flies; whippy rods of cork and carbon; gleaming, silver-spun reels with spools of intriguing, colourful fly line. These – and racks and racks of some of the most exquisite outdoor wear you could hope to pull upon you – adorn the walls of this lovely, peace-inducing store.

Keep your eyes peeled on social media for Orvis' regular Casting in the Park sessions, where, under the expert tutelage of Orvis' own experts, you can try your hand at casting a line, quite safely – and for free. And you'll have just taken your first step to that riverbank...

Nothing ticks the box of snatched moments of relaxation quite like a good cigar, which is why we believe 2017 will go up in a puff of smoke. Davidoff – purveyor of high-class cigars and exquisite accouterments – even



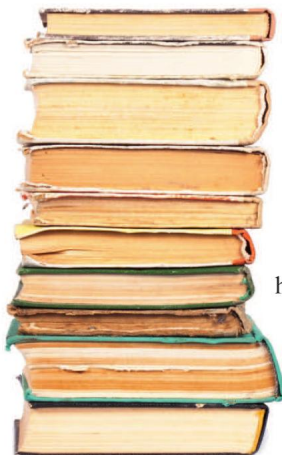
Stepping into Orvis or Davidoff of London will help to soothe any frayed nerves

has the perfect motto: Time Beautifully Filled. And time spent in the glorious Davidoff of London store on the corner of Jermyn Street and St James's Street is certainly that.

One of our favourite stores, this is an emporium of delight for those of a certain disposition. You'll find fine lighters here, pipes, humidors and world-class, handmade Fox brollies. But King is the Havana cigar, aged and stored to perfection and served with knowledge and deference by Edward and Eddie Sahakian.

Edward came to these shores to escape the Iranian revolution. And since then, he's revolutionised our view of cigars. Together with his son, Eddie, they form the UK's answer to cigar royalty and an hour in their company is worth a week of worktime stress.

Don't believe us? Drop by, get some advice, grab a cigar. Your troubles will disappear when you light your match.



## ADDRESS BOOK



Heywood Hill Ltd, 10 Curzon Street W1J 5HH;  
020 7629 0647; heywoodhill.com



Orvis, 11B Regent Street SW1Y 4LR;  
020 7930 8521; orvis.co.uk



Davidoff of London, 35 St James's Street SW1A 1HD; 020 7930 3079; davidoff.com





Ferrari will be taking centre stage at the London Classic Car Show 2017, which will again attract VIPs like Jenson Button and Jodie Kidd



# CLASS IS PERMANENT

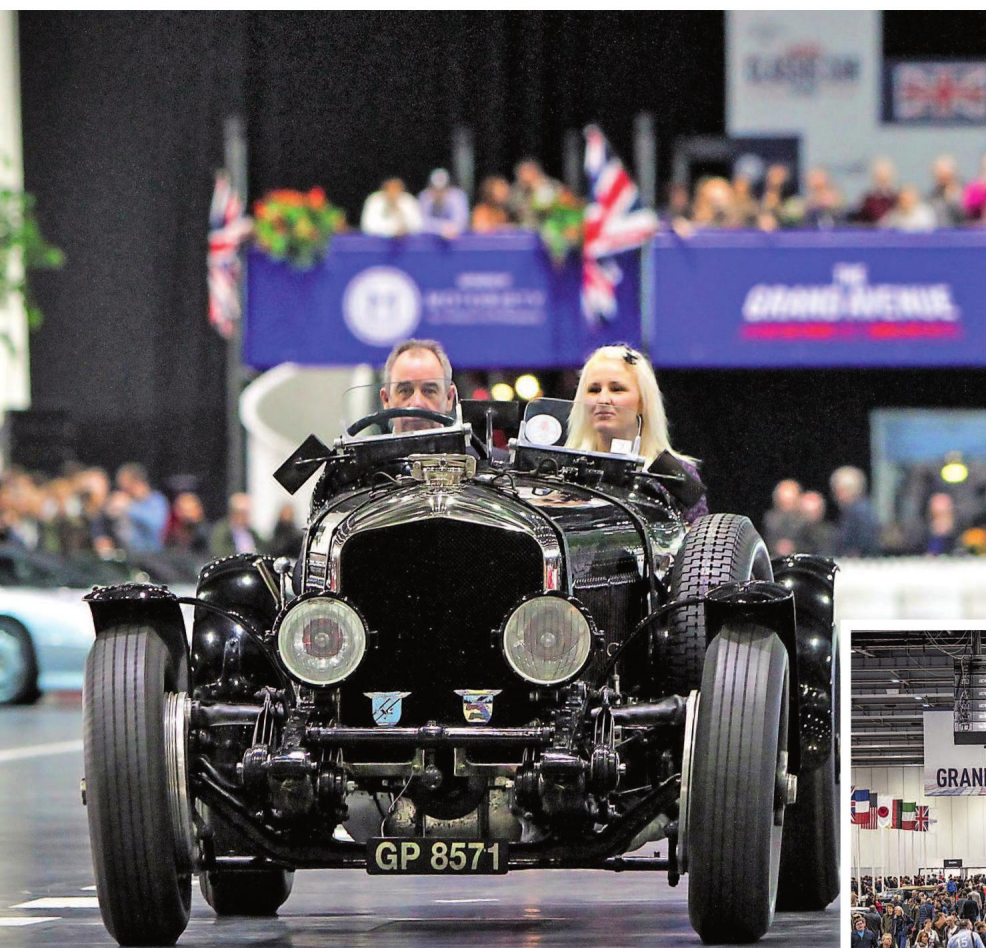
*Seventy years of Ferrari road cars takes centre stage as the best of west London motoring heads east*

Words MARK KEBBLE

**P**erfect 10 means different things to different people. For some it will conjure up images of Bo Derek running along the beach in the Dudley Moore film, *10*. Others will be taken back to 1998 when The Beautiful South sang about dress sizes, while sports fans will remember the 1976 Summer Olympics when Romanian Nadia Comaneci became the first gymnast ever to score a 'perfect 10'.

But for visitors to the 2017 London Classic Car Show – taking place from 23-26 February at ExCel London –





The Grand Avenue will play host to classics from yesteryear

*The best examples of classic cars in ten different body styles will be paraded along The Grand Avenue*



‘perfect 10’ will take on a new meaning, for the best examples of classic cars in ten different body styles will be paraded on the show’s ‘catwalk’. Although what will appear is being kept closely under wraps, the event organisers have been scouring the globe to find the world’s most desirable classics under the ten headings: saloon, coupé, convertible, sports car, supercar, hatchback, shooting brake, sports racer, single seater and aerodynamic pioneer.

At selected times during all four days, stand out examples in each category will be driven along The Grand Avenue, the innovative roadway that runs through the centre of the show, allowing visitors to see and hear their favourite classics in action. ‘Everyone has their own ideas about their favourite classic and I’m sure there will be plenty of debate during the show about what constitutes the Perfect 10,’ says Event Director, Bas Bungish.

‘But visitors can be sure that the cars we put forward in each of the categories will be outstanding examples of each body style.’

It’s rightly the show’s centrepiece, but there’s plenty of west and central London interest heading to ExCel. Of particular note for The Resident will be the celebration of 70 years of Ferrari road cars, a regular sight around town and the best of which we are often privy to at the likes of Mayfair’s HR Owen. Expect a ‘red sea’ of Ferraris, with greats like the Daytona, F40 and F50 cars all appearing at the show.

As in previous years, other special displays will focus on classic icons from the past. Last time it was supercars and Group B rally cars, and for 2017 the organisers are lining up two very different displays of rarely seen machinery (which will be revealed when the show opens). There will also be

plenty of opportunity for visitors to join the classic car movement with a host of leading dealers in attendance, including west London favourites Graeme Hunt, Aston Martin and Maserati. That’s not forgetting the chance to rub shoulders with the cream of the motoring world: past VIPs have included James May, Adrian Newey, David Coulthard, Jenson Button, and Sir Stirling Moss.

‘The 2016 show was enjoyed by more than 33,000 visitors and we are confident that the expanded 2017 exhibition will be even more popular,’ adds Bungish. ‘With Ferrari as the featured marquee, The Grand Avenue’s open paddock and the added attraction of entry to the new Historic Motorsport International, the London Classic Car Show is going from strength to strength.’

For tickets and to find out more information, visit [thelondonclassiccarshow.co.uk](http://thelondonclassiccarshow.co.uk)



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[www.desirefair.com](http://www.desirefair.com)





# TOM PARKER BOWLES

*Why the London boozer is still flying high*

It started with a bird. An eagle to be precise, The Eagle in Farringdon Road, opened in January 1991 by Michael Belben and David Eyre. A pub, sure, but not just your bog standard, sticky carpeted, fag-breathed boozer, rather a place you could get food with your pint, proper tucker, cooked up in a tiny kitchen. Nothing fancy, though, rather a steak sandwich, soup and casserole, cooked in the oven in the flat next door. And so the gastro pub was born.

More than two decades later and the concept has been stretched to snapping point. You can hardly move for the damned things, the city infected with a sorry canker of second rate restaurants, hiding in the shells of old pubs, the draught beers and bars long gone. Over-sweet pulled pork sliders may have replaced dreary lamb shanks and sullen braised pork, but in many cases, the disconsolate ping of the microwave has long replaced the clatter of pan on hob.

But as ever in this great eating city, there is hope and salvation around every corner. Real pubs, serving good beer, who also happen to cook up some rather serious grub. Like The Harwood Arms in Fulham, co-owned by Brett Graham (of legendary Ledbury fame) and Mike Robinson. They have a Michelin star, but don't let that

put you off. Game plays a big role, and the food is robust, yet quietly sublime. Don't miss their legendary Scotch eggs. Staying west and one of my favourite locals, The Anglesea Arms in Hammersmith. Well kept beer, a decent wine list and wonderful food. The ragu alla Bolognese is sublime. Moving into South Kensington, The Hour Glass has had a much needed revamp and very fine it is too. You can't go wrong with a pint of Butcombe's and flat iron steak.

South of the river, there's the ever-brilliant Anchor and Hope, a true British pioneer. On Sunday lunch, you get a vast joint of meat to share. Hooray. And The Camberwell Arms, from the same team, is another cracker. Divine fish soup, and devilled rabbit offal too. Moving across to Wandsworth, The Earl Spencer has a range of beautifully kept beer, and some admirable cooking too.

Out east The Gun, in Coldharbour, Docklands (the first in Tom and Ed Martin's deeply respectable group of pubs, and don't miss The Jugged Hare in EC1 and The Botanist in Broadgate Circle either), sits pretty on the river and keeps the cooking standards suitably high. The Marksman, on Hackney Road, is equally excellent. Up north, The Drapers Arms is eternally joyous: good ingredients, well cooked. The same as you'll find at the brilliant Bull and Last,

with roasts that taste as good as home, as well as fried buttermilk chicken to make the tastebuds swoon. While Parlour, in Kensal Rise, has the hugely talented Jesse Dunford Wood at the helm. Oh, and don't forget The Eagle, still flying high. The original gastro pub – and still one of the best.

*As ever in this great eating city, there is hope and salvation*



After a revamp, The Hour Glass is now ideal for a pint and top notch food





# UPPING THE GAME

*James Durrant and The Stafford London are joining forces to take the humble hotel restaurant to a whole different level*

Words MARK KEBBLE

Considering it has been in existence since 1912 in St James's – with its story going as far back as the 17th century – it's little surprise that The Stafford London has plenty of stories to tell. One, in fact, just so happens to have inspired the hotel's newly relaunched restaurant.

'Yes there is one tongue in cheek reason for it being called The Game Bird,' laughs James Durrant, the Executive Chef behind the food offering. Nancy Wake was an eccentric female spy, a 'game bird', who frequented the in-house American Bar during WWII and who resided at the hotel during her final years. 'Then obviously it's St James's, so we originally thought about gentlemen's clubs, British tradition, and went down the route of having game on the menu. Through the shooting season we will really look at how we get as much game on there as possible and really showcase it. But there's a lot more on the menu than just game.'

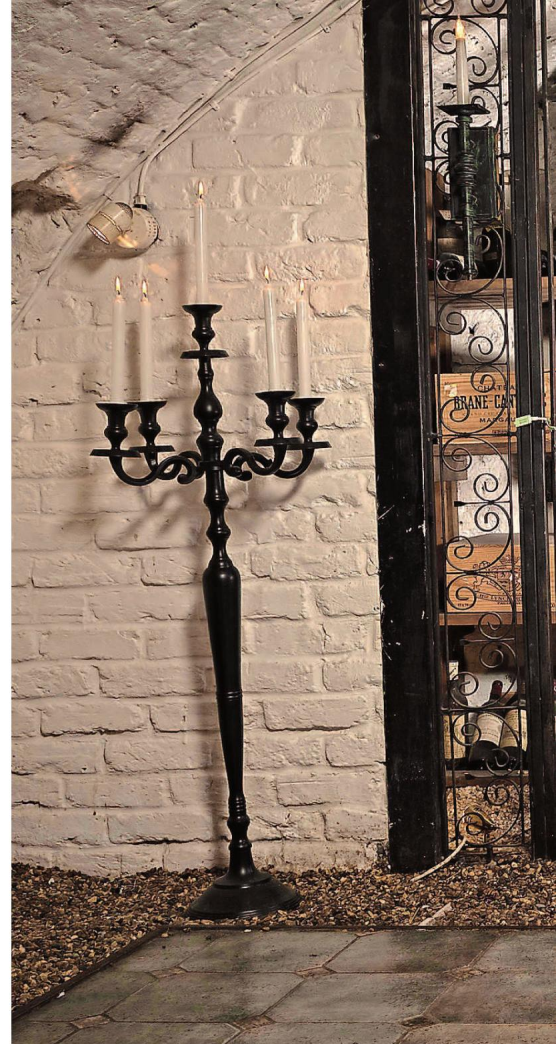
At the time of us speaking, the menu's final touches were just being put into place, but what's been announced so far acts as a wonderful appetiser. Durrant is keen to make use of the diverse produce of Britain, so expect dishes featuring Clarence Court eggs, Orkney sea scallops, Salt Marsh mutton and

It's not just about local ingredients as Durrant wants only the best, like this Loch Duart salmon



Lincolnshire smoked eel, with a dedicated oyster menu being created, alongside a changing selection of pies, puddings and stews (we can't wait to sample the steak and ale steamed suet pudding). 'Quality comes first,' Durrant states about sourcing ingredients. 'I have spent the last couple of months in the kitchen at The Stafford focusing on suppliers and trying to find the best. I don't want to get lost in the romance and say it's all local ingredients – for me it's about quality ingredients.'

The Stafford marks a return to London for Durrant after a hiatus to Hampshire to open and run his own pub. 'The London restaurant scene has changed massively,' he says on the difference night on 20 years makes. 'There is just so much more out there now. When I first moved to London in 2000 there were a handful of top restaurants and some OK places. I went to London to work for Gordon [Ramsay] and that was it. People have become savvier towards food and they have got so many options.'







*I have spent the last couple of months in The Stafford kitchen focusing on finding the best suppliers*

Durrant has enjoyed stints at Ramsay's Royal Hospital Road and Claridge's, and for five years he was Executive Chef at Jason Atherton's Maze and Maze Grill, before his own venture, The Plough Inn, called. 'At the time my wife and I had been in London for 12 years,' Durrant looks back. 'Jason went on to open Pollen Street Social, but I felt at that point I wanted to do my own thing and he said "great, go for it". We looked at restaurants in London, but we decided to see if we could find a different balance of life.'

Opened in Longparish in 2010, The Plough Inn was awarded a coveted Michelin Bib Gourmand and also had recognition in the form of Durrant's main course being chosen for the banquet on BBC2's *Great British Menu 2014*. 'You feel a huge amount of satisfaction to create something like that from scratch and put everything into it,'



The Game Bird dish itself, pictured top, will be a highlight on the menu, but there's plenty for those with a sweet tooth too

he reflects. 'But it's very stressful, you can't have days off – it's constant work to keep it afloat. Running your own business completely changes your whole perception of being a chef. I look at it not just from a chef's point of view now, but the dining experience, the restaurant, the front of house...'

Rather than stick to the quieter life, London beckoned and, in particular, The Stafford. 'For me it's my first real restaurant on my own in London,' he says on being lured back. 'I fell in love with The Stafford as soon as I walked in. From a chef's point of view you have an opportunity to do what you do, but you are not out there independently.' Perhaps just like Nancy Wake, there will soon be a new legend etched into the history of The Stafford London.

16-18 St James's Place SW1A 1NJ;  
020 7493 0111; [thestaffordlondon.com](http://thestaffordlondon.com)



# FOOD NOTEBOOK

*Embracing the best of international cuisine*



## BRINGING COLOUR TO SW7

Ceru, the contemporary Levantine restaurant from Barry and Patricia Hilton, has opened on Bute Street, SW7. Serving a vibrant, varied all-day menu, Ceru will bring the fresh, naturally-healthy cuisine of the Eastern Mediterranean to South Kensington. 7-9 Bute Street SW7 3EY; [cerurestaurants.com](http://cerurestaurants.com)

PAUL WINCH-FURNISS





### BOOST WEEKENDS

Notting Hill's Kensington Place has launched a brand new brunch menu, featuring light and revitalising dishes. Served Saturday and Sunday, 12-3.30pm, the new menu includes gems like KP soft shell crab sandwich, gem lettuce, chilli jam and sweet dishes including the best waffles we've tasted.

201 Kensington Church Street  
W8 7LX; 020 7727 3148



**VINTAGE LAUNCH**  
*Glenmorangie has launched the Distillery's new vintage collection, Bond House No. 1. This exclusive collection of limited releases explores the unique origins of Glenmorangie's most prestigious parcels aged whisky, each distilled in a single year. Available at retailers across west London with a RRP of £495*



### Combination of flavours

The popular Sumosan restaurant has relocated to Knightsbridge, partnering with Flavio Briatore's Twiga. Sumosan Twiga will offer both award-winning Japanese sushi, sashimi and hot dishes alongside classic Italian food, both cuisines known for their focus on fresh seasonal produce and ingredients. The three floor site will house a separate lounge, bar and restaurant.

165 Sloane Street SW1X 9QB; 020 3096 0222; [sumosan.com](http://sumosan.com)

## 3 of the best...

### VALENTINE'S VENUES WITH A DIFFERENCE



#### Bonnie Gull Seafood Shack

Soho has welcomed the second Bonnie Gull Seafood Shack, offering Londoners the very best of daily fresh British fish and shellfish. Bonnie Gull Soho will maintain the same principles of its successful big sister in Fitzrovia, reinforcing its commitment to serving sustainable seafood.

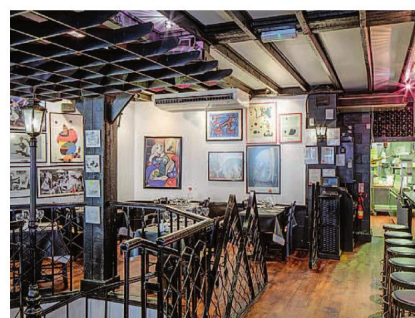
22 Bateman Street W1D 3AN; [bonniegull.com](http://bonniegull.com)



#### Ritorno London

A true taste of Italy has arrived on the King's Road with the opening of Ritorno London, an elegant, premium lounge bar. The 80-cover lounge bar is London's first authentic aperitivo bar, providing a destination for the well-heeled to enjoy the art of aperitivo and wines.

442 King's Road SW10 0LQ; [ritorno.co.uk](http://ritorno.co.uk)



#### El Pirata

European spirit is well and truly alive in London at El Pirata Mayfair. To celebrate their 15th anniversary, the Spanish restaurant and tapas bar has created an exclusive menu that you can enjoy up until 28 February, featuring El Pirata classics like black rice and squid.

5-6 Down Street W1J 7AQ; [elpirata.co.uk](http://elpirata.co.uk)






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# ELYSTAN STREET

Words MARK KEBBLE

**T**he arrival of Phil Howard, who won two Michelin stars at Mayfair's The Square, in Chelsea has been cause of numerous articles proclaiming the area 'the next fashionable hotspot'. Certainly, Howard is one of the major London chefs, and any restaurant that he's involved in is a big, big deal. Yet early reports indicated that he's abandoned many of the fine dining traditions (no white tablecloths, amuse bouches or tasting menus) in favour of a well-chosen, seasonal menu of gutsy ingredients with big flavours.

When we arrive early on a Tuesday evening, it seems suspiciously quiet for half an hour or so, but soon fills up. The Howard brand is, it would seem, still an extremely potent one. The dinner menu is perused with great interest. It is far from cheap – starters hover around the £20 mark, mains often exceed £30 – but one would expect the cooking to be of such a superlative standard that a three-course meal without wine for two coming in at £150 including service is worth it. Thankfully, it very much is.

Starters of partridge and pear ravioli and beetroot cured halibut with eel are sensationally presented and taste delicious.



Marinated ceps and king oyster mushrooms is just one example from a stunning menu

Every morsel has the calm perfection that comes with the confidence of a chef who knows precisely what he's doing. Our main courses are even better; pluma and cheek of pata negra pork makes one realise just how wonderful this dish can be with the right chef

in charge, and aged fillet and short rib of beef comes complete with bone marrow, wild mushroom and numerous other little touches that make this a delight. The only slightly jarring note was the grapefruit accompanying the pork; slightly too sharp, it offered just the faintest incongruity.

The wine list offers a decent variety at most price points, and a 2012 bottle of Pomerol did a more than decent job of accompanying the mains. We were whisked in and out in less than two hours for three courses, but did not feel at all rushed or hurried. Early reviews have been glowing; on the evidence of our visit, this one will run and run for years. It deserves to.

## COST

Dinner for two around £200

## GOOD FOR...

A great chef letting his hair down in deliciously satisfying fashion

## WHAT TO EAT...

Anything you try will be good, though we were intrigued by the presence of a chicken Caesar salad on the lunch menu

## WHAT TO KNOW...

The restaurant was, for a long time, operated by Tom Aikens as his Michelin-starred flagship

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# TRISH LESSLIE

*Serious about change? The Hoffman Process could be the key that helps you turn your life around*

I'm not sure what scared me most about the Hoffman Process. The prospect of having no phone or Internet access for seven days was pretty daunting. I wasn't too keen on sharing a room with a complete stranger, either. But what was truly terrifying was the prospect of a whole week exploring exactly what makes me tick.

I needn't have worried. My room-mate was an absolute delight, the lack of connectivity surprisingly enjoyable and, most surprisingly, a forensic examination of my past, present and potential future turned out to be one of the most profound and rewarding experiences of my life.

Often described as ten years' worth of therapy in one week, there's no shortage of celebrities waxing lyrical about Hoffman's transformative effects. From Thandie Newton and Sienna Miller, to rapper Goldie and nutritionist Patrick Holford, Hoffman graduates claim shutting yourself away with 23 other nervous souls for a 'psychological detox' can be life-changing.

As someone who's struggled with abandonment (and a good few other) issues, I finally decided to head to Hoffman last autumn. Although I'd read a fair bit about it over the years, there's an element of secrecy about what the Process actually involves. The Hoffman honchos reckon not knowing exactly

what's in store makes the experience far more powerful and I agree.

What I can say is there's a lot of 'ritual' involved – bashing cushions with a baseball bat, for example, to release negative emotional nasties such as resentment. Visualisation and journaling (shortcuts to self-awareness) also feature heavily.

You don't have to share anything with the other participants unless you want to. Still, I found myself opening up more honestly to this group of strangers – many of them now friends – than I would with even my nearest and dearest.

There are a couple of venues to choose from,

but I plumped for Florence House, a charming boutique B&B on the East Sussex coast serving exceptionally good hearty but healthy fare. Days were long and challenging, but boy, was it worth the effort. I came out the same person, but the shift in my attitude has made a huge difference. I'm less stressed, more patient and forgiving and my relationships are better for it.

As they say at Hoffman, if a ship changes course by just one degree halfway across the ocean, it will end up at a very different destination. Having nudged my helm, I'm a lot happier about where I'm heading. If you're serious about change, check it out.

[hoffmaninstitute.co.uk](http://hoffmaninstitute.co.uk)

*It turned out to be one of the most profound and rewarding experiences of my life*



Thandie Newton is a big fan of the Hoffman Process





#### Get into shape

Boasting a curated edit of activewear, The Sports Edit in Chelsea is our new go-to for ultra-cool kit. They've got all the big names, but it's the new, niche brands we're most excited about, particularly Varley and their signature leggings and mesh-panelled sports bras. [thesportsedit.com](http://thesportsedit.com)



#### TIME TO SPARKLE

S.J. Phillips, one of the oldest, family-owned antique jewellery, silver and precious objects business in the UK has moved from its iconic London premises in New Bond Street to Bruton Street. The new Mayfair store will continue to offer the most ethereal range of antique jewellery. 26 Bruton Street W1J 6QL; [sjphillips.com](http://sjphillips.com)

## RESIDENT STYLE FILE

*The best in fashion and grooming*



#### One to watch

The House of Harry Winston, the legendary 'King of Diamonds' and international luxury brand, has reopened its flagship store on New Bond Street. The newly designed 322 sq m salon will house Harry Winston's exquisite fine jewellery and timepiece collections, including the rarest diamonds and gemstones available. [harrywinston.com](http://harrywinston.com)





## 3 of the best... GENT'S SCENTS



### Pall Mall Barbers

This classic signature cologne has been specially designed for men, and is the perfect finishing touch for skin after grooming – ideal for wear both during the day or when out in the evening.

[pallmallbarbers.com](http://pallmallbarbers.com)



### Deco London

The British perfume house presents their opulent gents of occasion, Quentin and Lawrence. These two unique fragrances make their own bold statement, blended carefully from the finest ingredients.

[deco-london.com](http://deco-london.com)



### Penhaligon's

Sartorial is a contemporary interpretation of a classic Fougère; the traditional notes of oakmoss, tonka bean and lavender have been stitched together to create the illusion of a tailor's workshop.

[penhaligons.com](http://penhaligons.com)

### CROSS THAT BRIDGE

In need for a little pick me up in early 2017? Then check out Thomas Sabo's latest collection as modelled by their UK and Ireland ambassador, Frankie Bridge. The selection features sophisticated and elegant jewellery, including elements of the Prana and Love Bridge collections. All jewellery is available from [thomassabo.com](http://thomassabo.com)



**LASTING LEGACY**  
*The Private White V.C. brand pays homage to its namesake WWI hero, Private Jack White. The clothing line has a subtle nod to White's military legacy, with many items based on classic wartime pieces, updated with added functionality for the modern man.*  
[harrods.com](http://harrods.com)

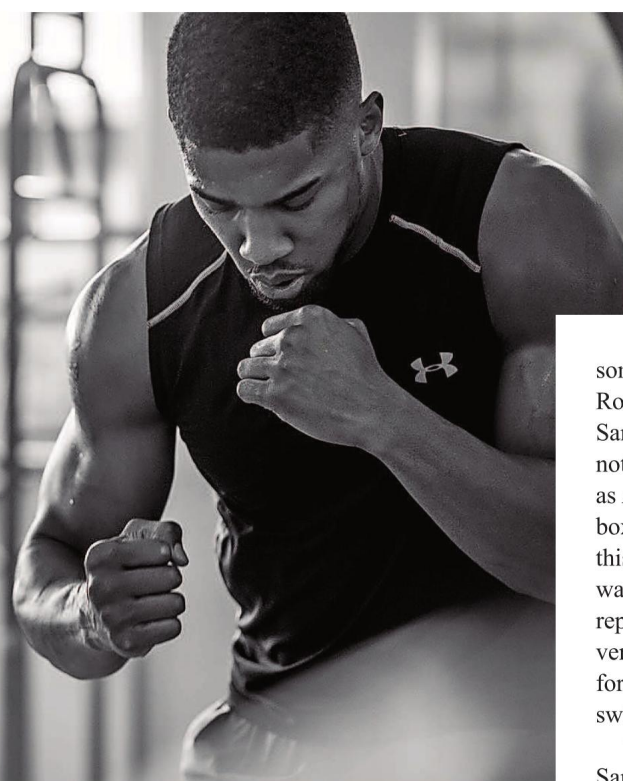


# PULLING THEIR PUNCHES

*Step into the BXR ring to see why they are revolutionising the way we all exercise*

Words MARK KEBBLE

Anthony Joshua, current Heavyweight World Champion, is an investing partner of BXR



**Y**ou know the feeling. There's still 2k to go on your treadmill run and you're seriously flagging. You need a little inspiration or encouragement, so it helps when you can watch a heavyweight champion of the world doing his thing at new gym, BXR, on Chiltern Street in Marylebone. 'The boxing ring is in the middle of the gym upstairs,' says BXR co-founder Neil Sanyal, 'and it's very motivational seeing someone like Anthony Joshua working out.'

BXR certainly packs quite a punch. It's a state-of-the-art, members-only fitness facility, with the highlight being the fact it offers the highest level of professional boxing training. There are

*Members can train like a champion and also recover like a champion*

some big names backing it, from Mark Ronson to Victoria's Secret models Sara Sampaio and Maryna Linchuk, not forgetting the man Sanyal refers to as AJ. 'With AJ, we had a lot of boxers approach us to get involved in this, but he was always the one we wanted on board. We think he best represents the sport currently: he's very inspirational, a great ambassador for the sport, very humble, very switched on and well balanced.'

Sanyal and business partner Olia Sardarova are tapping into the nation's love for boxing right now, with the fitness benefits being quite extensive. Although BXR will feature the aforementioned treadmills, the fact that they have top boxing coach Jamie Reynolds and Dr Mike Loosemore of the Centre for Health & Human Performance involved too shows how seriously they are taking their offering. 'Members can train like a champion and also recover like a champion,' Sanyal proudly states. 'This is not Boxercise, it's explaining the art of boxing, so it's mentally stimulating as well as physically.'

The space is hugely impressive, all 12,000 sq ft of it, set out over two floors. 'It's a state-of-the-art facility, but we have also tried to maintain that







There's plenty of added value, such as Joe & The Juice whipping up some pre and post workout drinks

East End boxing gym feel,' Sanyal adds, 'so there's lots of exposed concrete, and murals of Joe Frazier and Muhammad Ali.' There's plenty of added value too. Joe & The Juice have developed a bespoke fitness menu for the Ringside Lounge, and BXR are also the sole UK distributor of Di Nardo tailored boxing gloves, made to measure for members. Those joining can also accurately measure and track their progress using the fully integrated smartphone app, camera feeds and other analytical tools powered by RNF Digital.

'BXR is a passion project for me,' states the champ, Anthony Joshua. 'We have pulled together the best coaches, medical teams and equipment in the business. I want people to train like I train.' Or maybe we'll just watch...

See more at [bxrlondon.com](http://bxrlondon.com)



Exposed concrete and murals of boxing stars offers a rugged, realistic feel to the design





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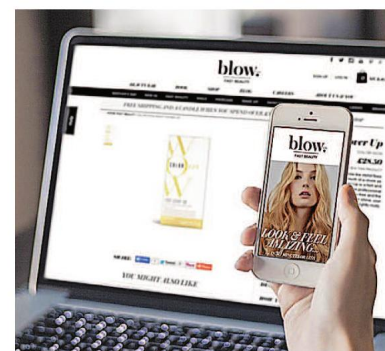


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# HEALTH & FITNESS NOTEBOOK

*Shona Wallace's latest wellbeing round-up*



## Yoga to You

After a long, hectic day, no matter how much you may need to go to yoga class, it's all too tempting to Nama-stay at home. If only you could get London's best teachers to come to you, right? Well, now you can with the Blow LTD app, which offers relaxing one-to-one yoga and Pilates sessions alongside its signature at-home beauty services. Find out more at [blowltd.com](http://blowltd.com)

## 3 of the best VALENTINE'S CANDLES



LOVE IN BLOOM: Fornasetti Ortensia Scented Candle, £115 at [harveynichols.com](http://harveynichols.com)



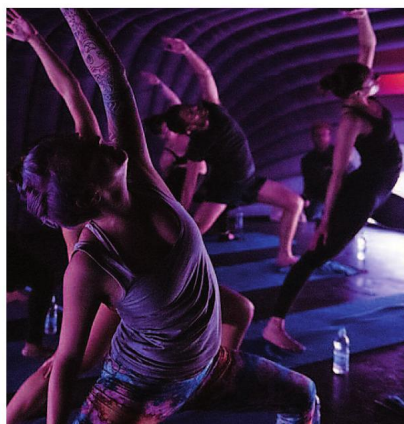
LIPSTICK ON HIS COLLAR: Byredo Loose Lips, \$50 at [byredo.com](http://byredo.com)



SWEET NOTHINGS: Lola's Apothecary Orange Patisserie Candles at £36 at Content, 14 Bulstrode Street W1

## BEAUTY EDITOR'S PICK

*Created by Californian hair stylist Jen Atkin, OUAï Haircare is all about perfecting that effortlessly chic, undone look. The packaging is oh-so stylish, but it's what's inside that counts – the lightweight Smooth conditioner is a saviour for parched winter hair; leaving it super shiny. [panachecosmetics.com](http://panachecosmetics.com)*



## HotPod goes west

We're all for travelling far and wide in pursuit of London's best studios, but nothing made us happier than HotPod Yoga opening a second outpost in the heart of Notting Hill. HotPod offers a supercharged yoga experience, with relaxing flow classes taking place in inflatable, dimly-lit pods heated to 37 degrees, the optimum temperature to help you melt deeper into your practice.

1A Great Western Road W9 3NW; [hotpodyoga.com](http://hotpodyoga.com)



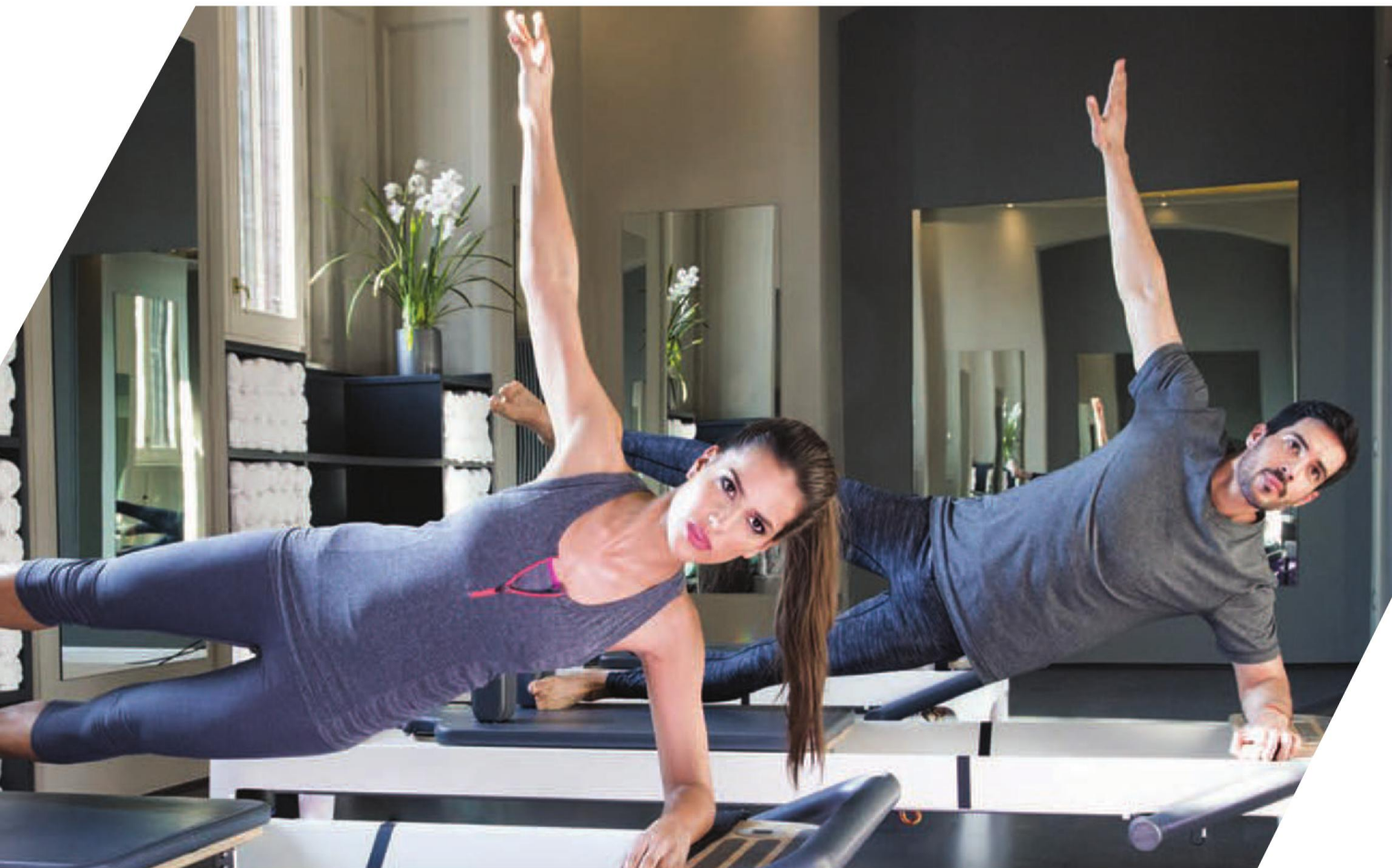
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Carol Eveleigh has overseen rapid expansion of The Kindergartens



# Small STEPS to SUCCESS

*Carol Eveleigh, founder of The Kindergartens group, discusses Ofsted recognition and why their approach to early years learning shouldn't stop there*

Words MARK KEBBLE

**Congratulations on the outstanding Ofsted ratings your Kensington nurseries have just received. What does such recognition mean to you?** It means absolutely everything to us because it is testament to the work of the Head, all the teachers, and of course the children.

**The reports reference stimulating learning at both. Is that a key thing behind The Kindergartens?** One hundred per cent. If you don't have stimulating learning then you will have bored children, and it is so important that the children are given a very broad and exciting platform from which to learn. At the very heart of The Kindergartens is a nurturing, pioneering and exciting educational experience for all the children.

**At this age, do you feel children should be having fun and learning through play, rather than any kind of rote learning approach?** Absolutely! But not just at this age, it is needed the whole way through their education. I don't believe that a rote approach works at any stage. You need an exciting curriculum and an inspiring environment where children will be enthusiastic to learn. The early years are so key for children as it creates the foundation for all learning. One of the most important things we do is to ensure that the children enjoy their first steps in education and ultimately we want them to have fun.

**Why do children respond to this?** It is exciting, stimulating, fascinating. It is not controlled, they can think freely,

independently, there are no boundaries and children respond incredibly well to this.

**Has anything changed with the ethos behind The Kindergartens since the early days?** The ethos remains the same, that all our children should have fun and learn through an exciting and stimulating curriculum in an environment that celebrates their individuality every step of the way. Naturally we have evolved over time, to further enhance our offering for our children and ensure we continue to push forward and be the best we can. But the ethos of The Kindergartens will always remain the same.

**How would you say education has changed in that time?** The EYFS has altered the curriculum, but this is a good thing – it is a healthy evolution. We are not ones for standing still, we are always introducing changes and evolving. When we have an exciting new idea, we are not going to take two years to implement it, we will give it a go. We all learn through discovery.

**Do you still get a thrill on a day-to-day basis seeing children respond to their educational environment?** If I didn't I wouldn't still be doing what I am doing! To me there is nothing better than being with a child and watching them discover something new, watching them learn and be excited, to see their eyes light up... It is simply the most amazing thing.

Find out more at [thekindergartens.com](http://thekindergartens.com)



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A photograph of three students in school uniforms walking through a garden. A boy in a dark blue polo shirt and black trousers is in the foreground, smiling. Behind him are two girls in dark blue sweaters and plaid skirts, also smiling. They are surrounded by green bushes and yellow flowers. In the background, a brick building is visible.

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# THE BARE NECESSITIES

*Celebrating a decade of their interior design business, sisters Nicola and Sarah Oaten take us back to the very beginning*

Words MARK KEBBLE

**L**ondon and Ascot based sisters, Nicola and Sarah Oaten, are celebrating a significant business milestone this month – ten years since the formation of their British interior design firm, Bear René. With a design ethos for ‘creating enduring and original spaces’ using traditional craftsmanship and the latest innovation, Bear René have delivered over 100 projects over the past decade, including many in Prime Central London, so we went to find out more about them...

**Growing up, did you dream of working together?** Nicola Oaten (NO): I always had the desire to build something of my own, although I’d never have predicted that my life goals would align with my sister’s! Our mother was very entrepreneurial and always worked her businesses around the family; it gave us a flavour of business and working together. Sarah and I are very close, which has helped us form our business relationship – our communication is often unspoken.

**What has been your proudest project so far?** NO: I couldn’t pick just one! With over 100 projects of different sizes and styles, there are so many for different reasons. The number of clients that come back to us time and time again makes me very proud. This is the ultimate affirmation that we’re doing what we set out to – creating enduring spaces that our clients love. Sarah Oaten (SO): I’ve been lucky enough to design a number of dream properties; however one of our London penthouse redesigns stands out as my proudest project. Like many projects, we were integral to the whole process from property purchase and planning permissions through to the complete redesign of the home.

In this particular property, the complete transformation of the interior architecture resulted in perfect flow and function in the home – and the client

*Small touches that others might not notice have a huge impact on a home’s functionality*

wasn’t scared about making bold choices, which helped us bring out the best in the design.

**Do you have a signature design style, and if so how would you describe it?**

SO: My design style doesn’t play out in just one particular ‘look’. For me, it’s all about bringing interiors home – and

home means different things to different people. It could be ‘country chic’ or ‘cool urban’. I have to say I do love colour. All interiors should have colour, even if it’s just in the artwork.

NO: I have my own personal style for decoration, but that’s not what I expect clients to take on. I would describe my own style as brave, colourful, eccentric, eclectic. I’m always hunting for those







special individual items that have a personal relevance to the place or project or client.

**What inspires you today?** NO: A dear friend and colleague, Jimmy, stands out as one of my greatest inspirations. He was very talented with rare skills you don't see often anymore. I worked with him for a number of years and learned a lot from him. Today, when I think about design – be it joinery, bathrooms, kitchens – in my head I always ask if Jimmy would be happy with it? Sadly, Jimmy died from Mesothelioma (asbestos cancer), which he got from doing the job he loved.

Apart from him, my family, nature and travel continually inspire me. I learn a lot from visiting suppliers across the world. There's no better way to fully appreciate what's gone into the production of a piece of furniture or a



All Bear René projects are the perfect amalgamation of Nicola and Sarah Oaten's design style

tile than visiting the factories in which they're created. You really get to understand the way the craftspeople work and the materials used.

**Do you have any design rules or principles?** SO: At Bear René, we only work with suppliers and contractors we can depend on. We have an incredible team around us and I think that is the key to a successful project – to produce the best results, you need to work with the best craftspeople.

In terms of interiors, every design needs to be functional as well as beautiful. Small touches that others might not notice have a huge impact on the functionality of a home and the user's enjoyment of the space. For example, I have a particular interest in kitchen and bathroom design. Why put a shower valve in the expected place (on the back wall of the shower)? Move the valve closer to the entrance of the shower so that you don't need to get wet to turn it on and adjust the temperature. It's really the little things that make a big difference.

**What would you change about the industry?** NO: The smoke and mirrors around fees and what designers charge. It makes it so difficult for clients and a negative experience before they've even begun. I think it would also be great if there were more supportive relationships within the industry, by that I mean encouragement between designers and mentoring with new designers. We would like to set up an 'interior designers collective' – to share information between like-minded creatives and discuss best practices.

**What's next for your business?** NO: I want to continue to build on the successes of the last ten years and further develop our brand. It's important to us that we stand out as successful businesswomen as well as our work as designers. We are passionate about the people we work with and we want to continue to surround ourselves with quality craftspeople and design talent. We will look to further cement the collaborative relationships we have to make the industry more inclusive and to help break down barriers.

Find out more at [bearrene.com](http://bearrene.com)



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Guests enjoyed glasses of champagne and food cooked by celebrated chef Ed Baines



# DRESSING TO IMPRESS

*The Resident joins the party as Christopher Peacock, Chelsea Harbour, celebrates its first anniversary*

**M**ade in America, born in London. Christopher Peacock – today renowned for his brand of luxury fitted kitchens – began his career in the capital during the early 1980s. After accepting an offer to work in America, he spent time working as a designer at the Boston Design Center, before continuing his career in New York City.

In 1992 he took the plunge and launched Christopher Peacock Cabinetry, beginning with a single kitchen display inside a small store in Greenwich, USA. His cabinetry brand soon caught the attention of architects, designers and discerning clients, with the British craftsmanship being warmly welcomed in America. Further showrooms opened across the US and Europe, with his Design Centre Chelsea Harbour outlet opening in 2006.

The Resident joined clients past and present and enjoyed champagne and wonderful food cooked by Randall & Aubin's Ed Baines. Specialising in everything from kitchens to libraries and fabulous dressing rooms, tailor made and installed in the home, Christopher Peacock remains the benchmark of taste and understated elegance. Long may it continue.

1st Floor, Unit 113 – Design Centre East, Chelsea Harbour SW10 0XE; 020 7100 4423; [peacockhome.com](http://peacockhome.com)







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Clockwise (from pink): Orchard Pink, Yes Your Honour, Skylon Grey and Graphite, all £39.50 per 2.5 litres matt emulsion, [fireearth.com](http://fireearth.com)



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O'REILLY



## FRAMER'S ART

Draw attention to any architectural details in a space – think cornices, architraves, door frames and skirting – by picking them out in a dark colour. This also has the effect of 'framing' the room. Architectural details in Jack Black; walls in French Gray pale and door in Cape Red, £38 per 2.5 litres Absolute Matt Emulsion; £54.50 per 2.5 litres Intelligent Eggshell, all [littlegreene.com](http://littlegreene.com)



## COOL CLOAKROOM

The smallest room in the house is a place where you can go to town with playful ideas as designer Niloufar Bakhtiar-Bakhtiar shows here. Contrasting shots of neon in the form of painted plaster frames introduce a light-hearted punch of colour.

Commissions upon request, [nbbdesign.com](http://nbbdesign.com)



# OF CHOICE

*Thinking of embarking on an interiors revamp? Then check out these eye-catching ways to create bold decorative effects*





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CLOCKWISE FROM ABOVE LEFT

#### GO LARGE

Be brave and choose a single print, such as this over-sized botanical design, to make a real statement on a wall.

Peony Gray wallpaper from the Flora Sandbergica collection, £144 per roll (covers 135 x 270cm), [sandbergwallpaper.com](http://sandbergwallpaper.com)

#### SCALE IT UP

Many of the latest wallpaper designs feature bold patterns in large-scale repeats, meaning you don't need more than a few rolls to really ring the changes in a room as this Nina Campbell design shows.

Palmetto wallpaper from the Coromandel collection by Nina Campbell, £72 per 10m roll, [osborneandlittle.com](http://osborneandlittle.com)

#### HIDDEN DEPTHS

Interior designer Amelia Carter used a patterned wallpaper to add an unexpected shot of colour when this hidden tambour cupboard was opened for use.

Commissions upon request, [ameliacarter.com](http://ameliacarter.com)



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*'A design classic embodies a sense of elegance and function that blends perfectly with other trends but can also stand alone as a prominent feature within the home.'*

BRYONY SHERIDAN, HOME BUYER, LIBERTY



# DESIGNS OF THEIR TIMES

*Buying a piece of new furniture? Then invest in a design classic that has truly stood the test of time*

Story  
KARA  
O'REILLY



6



*'A design classic should endure and whilst it should maintain a timeless quality, it should also have personality and character. It should be functional and fulfil its purpose.'*

SIMON ALDERSON,  
FOUNDER 20:21





11



*'For me, a design classic is a beautiful, timeless piece which must be accessible in order to capture the attention of generations.'*

SABINA MILLER,  
HEAD OF BUYING, HEAL'S



12

13



- 1 Tom Dixon mirror ball, from **£285**, [tomdixon.net](http://tomdixon.net)
- 2 Rimini Blu lion figure by Bitossi, **£39**, [libertylondon.com](http://libertylondon.com)
- 3 Sunburst clock by George Nelson, **£239**, [vitra.com](http://vitra.com)
- 4 Arco light by Achille Castiglioni, **£1,670**, [flos.com](http://flos.com)
- 5 Alvar Aalto Collection vase, from **£49**, [iittala.com](http://iittala.com)
- 6 Reclining chair by Robin Day, from **£1,512**, [twentytwentyone.com](http://twentytwentyone.com)
- 7 Anglepoise® Original 1227 Desk Lamp by George Carwardine, **£185**, [anglepoise.com](http://anglepoise.com)
- 8 9091 Kettle by Richard Sapper, **£180**, [alesi.com](http://alesi.com)
- 9 Themes & Variations plate (No 122) by Fornasetti, **£200 from a selection**, [amara.com](http://amara.com)
- 10 DCW chair by Charles and Ray Eames, **£340**, [heals.com](http://heals.com)
- 11 Swirl hand-knotted wool rug by Paul Smith, **£985 per sq m**, [therugcompany.com](http://therugcompany.com)
- 12 PH3½-3 pendant by Poul Henningsen for Louis Poulsen, **£625**, [skandium.com](http://skandium.com)
- 13 Stelton EM77 1 litre vacuum jug in Dusty Blue by Erik Magnussen, **£59.95**, [ariashop.co.uk](http://ariashop.co.uk)





14



16



18

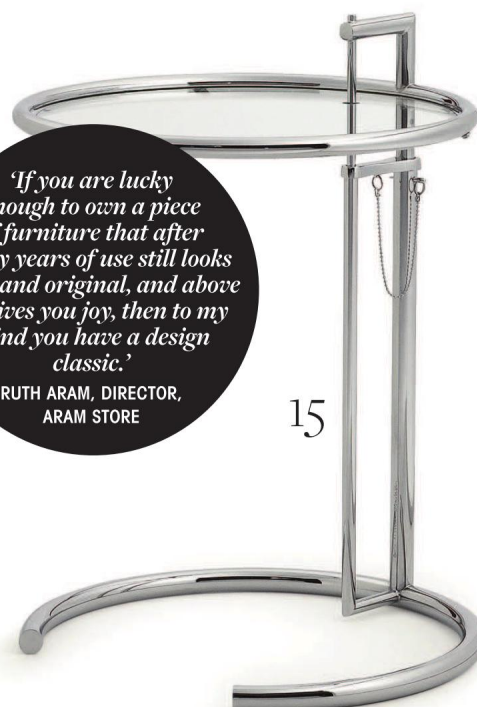


17



19

*'A design classic must have a magic ingredient. It is an elusive quality to define, but you know it when you see it. When it is present, the whole quality of life is improved.'*  
SIR TERENCE CONRAN



15

*'If you are lucky enough to own a piece of furniture that after many years of use still looks fresh and original, and above all gives you joy, then to my mind you have a design classic.'*

RUTH ARAM, DIRECTOR,  
ARAM STORE



20



21

14 Coffee table by Isamu Noguchi, **£1,324**, [conranshop.co.uk](http://conranshop.co.uk)

15 E1027 side table by Eileen Grey, **£579**, [aram.co.uk](http://aram.co.uk)

16 Stool E60 by Alvar Aalto for Artek, from **£179**, [thelollipopshoppe.co.uk](http://thelollipopshoppe.co.uk)

17 3100 'Ant' chair by Arne Jacobsen, from **£294**, [fritzhansen.com](http://fritzhansen.com)

18 Sabaudia cushion by Missoni Home, from **£128**, [amara.com](http://amara.com)

19 The Karuselli chair by Yrjö Kukkapuro, **£4,989**, [nest.co.uk](http://nest.co.uk)

20 Bacchantes vase by René Lalique, **£2,900**, [lalique.com](http://lalique.com)

21 Penguin Donkey by Egon Riss, **£670**, [isokonplus.com](http://isokonplus.com)



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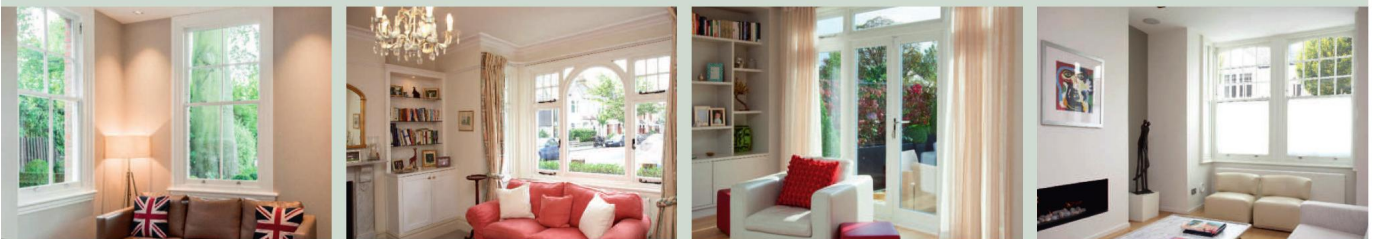
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If you are interested in contemporary craft – and, if not, why not? – then Collect is the fair to visit. Not only will you get an insight into the current craft scene worldwide (there are nearly 40 specialist galleries representing disciplines as varied as ceramics, bookbinding and silversmithing), but will be seriously tempted to invest in a piece or two. Add to that the fact that it is returning to the airy, light-filled surroundings of the Saatchi Gallery and taking up all three floors, means it is even bigger and better than before.

2-6 February, Saatchi Gallery, Duke of York's HQ, King's Road SW3 4RY; [collect17.org.uk](http://collect17.org.uk)



### SITTING COMFORTABLY?

I have a bit of a bias towards this chair as I am a bibliophile, but when I met its maker, James Baldwin, I was engaged by his enthusiasm. His Bookthrone came about when he was working with young offenders on finding jobs post-detention. British made, it stores 300 books.

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[baldwinjames.co.uk](http://baldwinjames.co.uk)



### Ooh la la

Not just a comprehensive source for beds, Feather & Black has become a go-to for furniture for all the family. It has recently launched a new twist on one of its best-selling ranges, the French-inspired Sienna collection. Now available in weathered grey oak, the new finish gives the timeless hand-carved frames an on-trend update that perfectly complements the luxe feel of the range.

See more at [featherandblack.com](http://featherandblack.com)

# HOMES NOTEBOOK

*Kara O'Reilly rounds up the latest in interiors*



Scott armchair in grass velvet,  
£599, [made.com](http://made.com)

### Mini Trend Green Velvet Upholstery



Emerald velvet ottoman, £395,  
[oliverbonas.com](http://oliverbonas.com)



Lady May three-seater sofa in Dusky Grass,  
from £1,989, [sofaworkshop.com](http://sofaworkshop.com)





# A SPECIAL RELATIONSHIP

*The founder of WOOLF Interior explains  
how this Chelsea project brought together the  
best of English and American design*

Words VERITY WOOLF





WOOLF Interior's design perfectly met the Anglo/American brief



**M**y company WOOLF collaborated with MWAI on this elegant refurbishment and extension of a Victorian terrace family house in the Boltons

Conservation Area, Chelsea SW10. The kitchen, bathrooms, extensions and architectural interiors were undertaken by MWAI Architects, with WOOLF undertaking FF&E interior services. WOOLF have collaborated with several eminent architects on demanding, complex and detailed schemes towards a common design objective. We love the collaboration process because it creates great, exciting synergy on projects.

The Little Boltons project was lead by an emphasis on a cool consistent palette throughout, luxurious textiles and bespoke modern antique furniture. The brief reflected the Anglo/American heritage and sophisticated style of the owners. The completion point was the most exhilarating part of this project because it was the culmination of a number of consultants' work and expertise combined with so many great suppliers and trades from around the world. Joinery from Austria, rugs from Nepal, stone from Italy, furniture made in England, artwork and accessories from an array of fabulous artists – to have all that energy consolidated in one residence is really mind blowing.

Fortunately, the process was incredibly fluid despite the fact that the project included numerous trades and

consultants. Behind any re-modelling of a fabulous new commercial or residential space, there will be any number of logistical and technical complexities that run alongside the brief and the overall design objective. The continuity of specialist trades such as furniture makers and metal workers are often the biggest challenges that have to be overcome before you reach the sexy stage of the project.

We looked at superb American designers like Nate Berkus and Kelly Wearstler and then tuned it to a London context. We mixed in tailored British



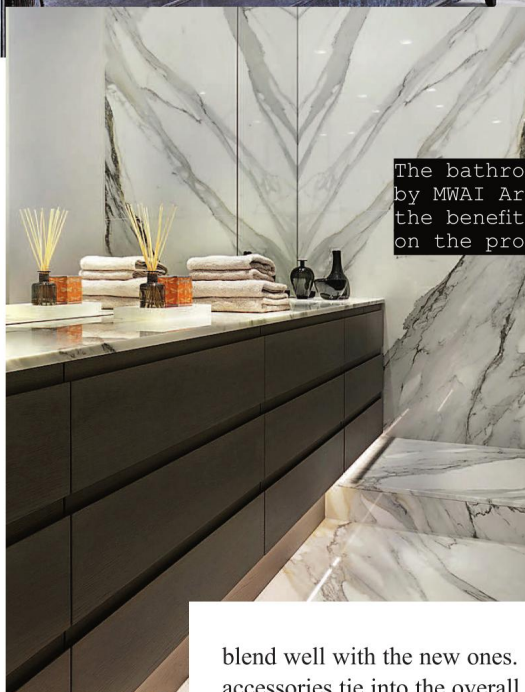


*To have so much  
energy consolidated  
into one residence is  
mind blowing*



furniture and textiles to add texture, colour and character. The project is a blend of LA and London. The residence has a subtle international twist running through the space planning, fabrics, lighting and furniture choices.

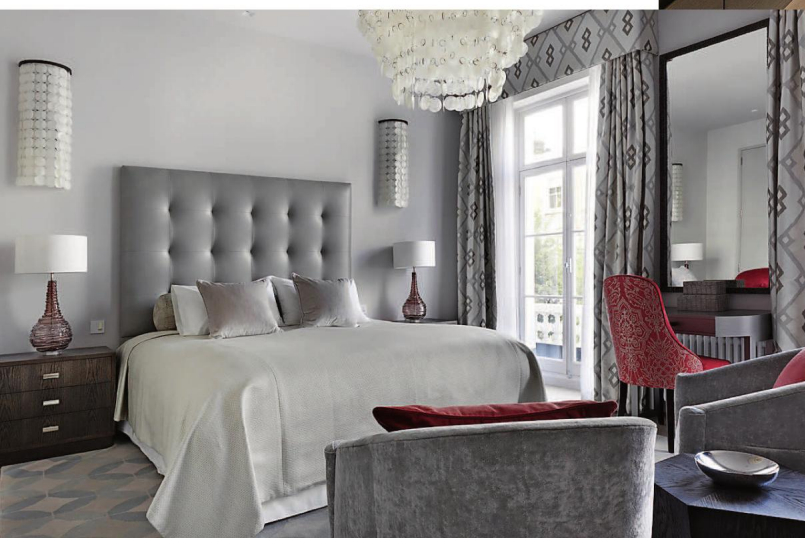
We took our inspiration largely from our client who has a very stylish tailored aesthetic. Whilst working together we were able to draw upon a variety of influences and unexpected visual references which shaped the design. The interior works by synthesizing textured joinery, inlay metals and the layering of fabrics and accessories. We wanted to combine one off quirky items with really beautifully handmade crafted pieces. Sourcing unusual statement accessories is a key requirement of any characterful home. The most important consideration was that existing accessories would



blend well with the new ones. We considered how accessories tie into the overall space, providing focal points without cluttering surfaces.

In this project our lighting design focused on introducing characterful feature lighting throughout. MWAI created high ceilings and lit the space using traditional windows, a modern glass extension, skylights and multiple interior light sources.

Our favourite room is probably the study area because when our client is working at their bespoke desk, they are surrounded by all of their favourite familiar accessories and family photos. The space is also functional and includes a lovely warm fire, the bay window seat and textiles are incredibly comfortable and luxurious. For an intrepid traveller, greeting this space when you return home acts as an immediate welcome.



See more of this project and more at [woolinterior.com](http://woolinterior.com)



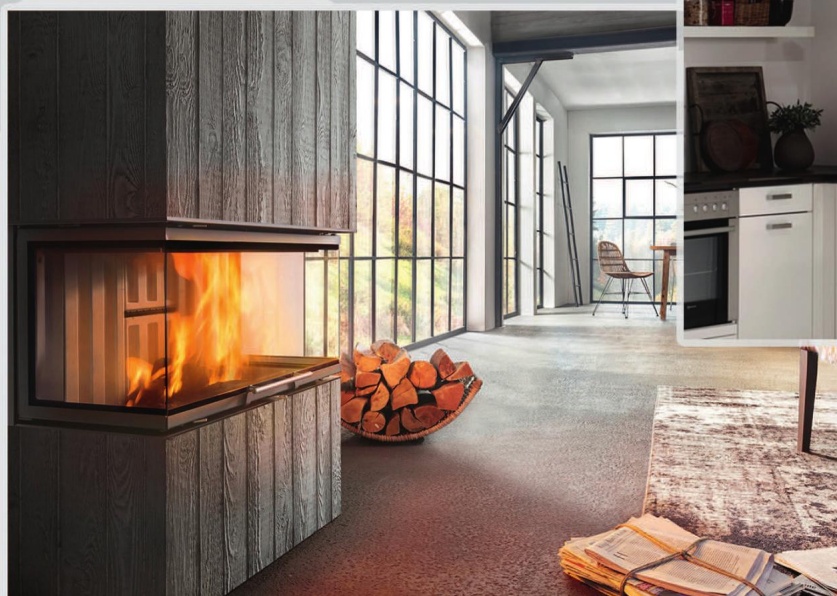
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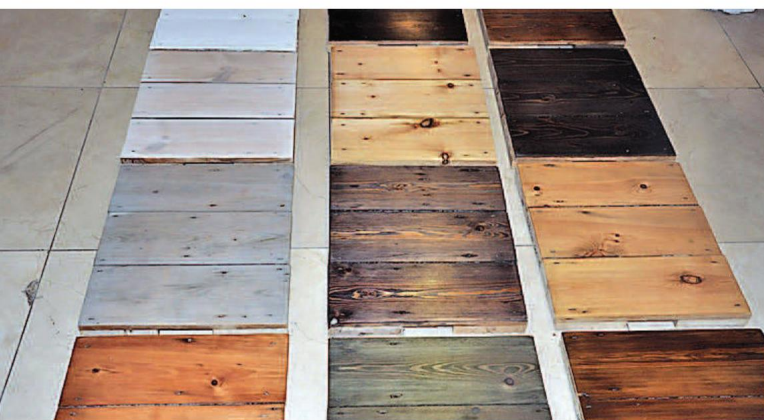
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# KARA O'REILLY

## *Washing away the bad smell of 2016*

**A**h, 2017 – surely it can't be any worse than 2016 was, right? Although as someone cheerily told me recently that might not be the case given Trump is now taking office. However, in the optimistic spirit of new starts, I have drawn up a list of house projects to keep me busy over the next few months and stop me brooding over the globe's current geopolitical horrors.

Spring seems to lend itself to the idea of freshening up the bathroom and we are contemplating a radical revamp – challenging, given that our bathroom is one of those Victorian after-thoughts squeezed into a bend in the hallway. The current look is modernist sanatorium: clean, light, a little clinical. The new look will be about adding a bit of drama and personality, as well as practical touches, such as useful storage and decent lighting.

I have a total floor space of roughly six square metres to play with, which doesn't offer much flexibility. But first things first: I fancy a feature bath. In fact, the feature bath I have been hankering after for a couple of years now is the rather gorgeous Atlantic panelled freestanding cast-iron bath by Fired Earth. Given that previously I have always gone for minimal lines by companies such as

Kaldewei, this is a departure.

I am also considering breaking away from Arne Jacobsen-influenced chrome taps and embracing that industrial luxe look by investing in The Watermark Collection's Brooklyn or Loft range in Gunmetal. I would like to reuse my current sink and loo – but unfortunately neither of them quite work for the space (the small 'eco-friendly' loo cistern means in reality it has a pretty ineffective flush, and the lovely Happy D pedestal basin by Duravit is just the wrong scale for such a small room).

Once bath, shower, loo and sink are in situ, I reckon we will have a pretty small area of flooring to sort. So, the question is: be brave and go for something bold along the lines of patterned encaustic tiles by Bert & May or Alhambra Tiles, or play it safe and update the current rubber floor in a new shade?

Decisions, decisions – and that's before we even get to the lighting, wall tiles and paint colours... I admit this very much smacks of first world privilege, but I am hoping that by taking my time and investing in good-quality products, we will end up creating a bathroom that fulfils its purpose as a practical space that is genuinely user-friendly, as well as having real longevity. And in its own small way that means it will have a positive environmental impact.

*The new bathroom look will be about adding a bit of drama and personality*



Atlantic freestanding panelled bath by Fired Earth





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Rose Square, SW3, is available to rent for £5,750 per week through Strutt & Parker; 020 7589 9966





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123 Word From – How the London rental market has reacted to global events



In a dynamic city like London, the architecture is constantly changing – discover in this month's news pages how the capital's homes have developed over the past century, it makes fascinating reading. Over a somewhat shorter period as Property Editor here, I have followed the patterns of the London residential scene with great interest. This issue will be my last but I can guarantee the city's property market will continue to enthrall me for a long time to come.

*Karen*

Karen Tait, Property Editor

Editor's pick: On the fourth floor of a prestigious Grosvenor Square building, this three-bedroom apartment has elegant interiors by award winning architects and developers Rigby & Rigby: £10.75m (Carter Jonas Mayfair, 020 3131 7508)







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#### Hot property

Developer Alchemi Group, working with Openstudio Architects, has secured planning approval for the residential restoration of Westminster Fire Station. The Grade II listed building in Victoria will be part of a mixed-use development comprising two buildings and providing 17 luxury apartments, a restaurant and a refurbished garden courtyard. The £13.5m restoration includes the demolition of the modern rear building and its replacement with a hand-made brick residential building that has been carefully designed to complement the grandeur and heritage of the listed front building. Remaining original period features will be refurbished throughout. The former fire station was built in 1906 from red brick with a Portland stone base typical of the period; it was decommissioned in January 2014. A provisional completion date has been set for October 2018.

[alchemigroup.com](http://alchemigroup.com)





## Making an entrance

**L**ondon Square has unveiled a magnificently restored marble hall as the grand entrance at The Star and Garter, Richmond Hill – one of the capital's most historic landmarks where the view sweeping down over the Thames is considered so beautiful it is the only one in England protected by an Act of Parliament.

The latest launch of apartments includes the penthouse collection (prices from £2.95m), offering panoramas of the River Thames and 2,500 acres of Richmond Park, London's largest Royal Park.

The development offers a lifestyle akin to a boutique hotel or private club, from the impressive marble hall and grand staircase to the listed Italianate gardens, and concierge service from Harrods. Meanwhile, the stunning King's Room, with its original parquet flooring, ornate mouldings and fireplaces, is now an opulent spa, pool and fitness suite.

[starandgarter.london](http://starandgarter.london)

# PROPERTY NEWS

*Celebrating London's architectural heritage*

### Past and present

A fascinating insight into how London's housing has evolved through the ages has been revealed with Knight Frank's latest report. Using housing data from the past 120 years, the interactive online tool brings to life the housing history of 14 of the capital's most notable areas, from central hotspots like Kensington and Chelsea, Wandsworth and Lambeth to outlying districts such as Harrow and Barking and Dagenham. They showcase the dramatic changes in the particular boroughs, while also highlighting their significance to the overall landscape of London's housing. You can discover the distinctive architectural styles that have characterised the individual boroughs along with fascinating facts – did you know, for instance, that Westminster's Eyre Street was reportedly the first part of London, and indeed any other town, to abandon the terrace house in favour of the semi-detached villa?

Find out more at [knightfrank.co.uk/residential/age-of-housing-stock-in-london](http://knightfrank.co.uk/residential/age-of-housing-stock-in-london)



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## Stanhope Gardens, South Kensington, SW7

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## Cranley Gardens, South Kensington, SW7

£1,825 per week\* Unfurnished



A bright three double bedroom maisonette on the third and fourth floors (with lift) of a stucco fronted converted period town house with 2 terraces.

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\* The following Tenant Charges may apply prior to tenancy commencement: Tenancy Agreement £222 (inc VAT) Credit References per application £54 (inc VAT).  
All advertised prices are excluded of utility and other associated services.



Portland Road, Notting Hill, W11

£2,250 per week\* Unfurnished



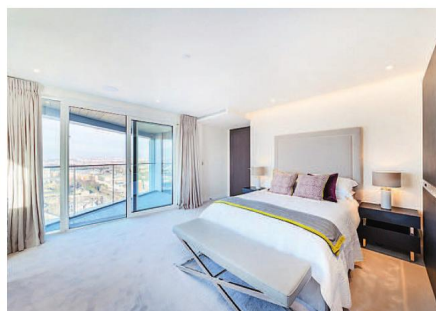
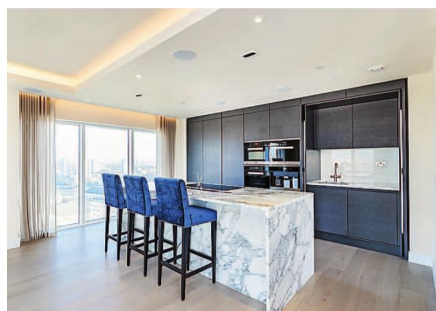
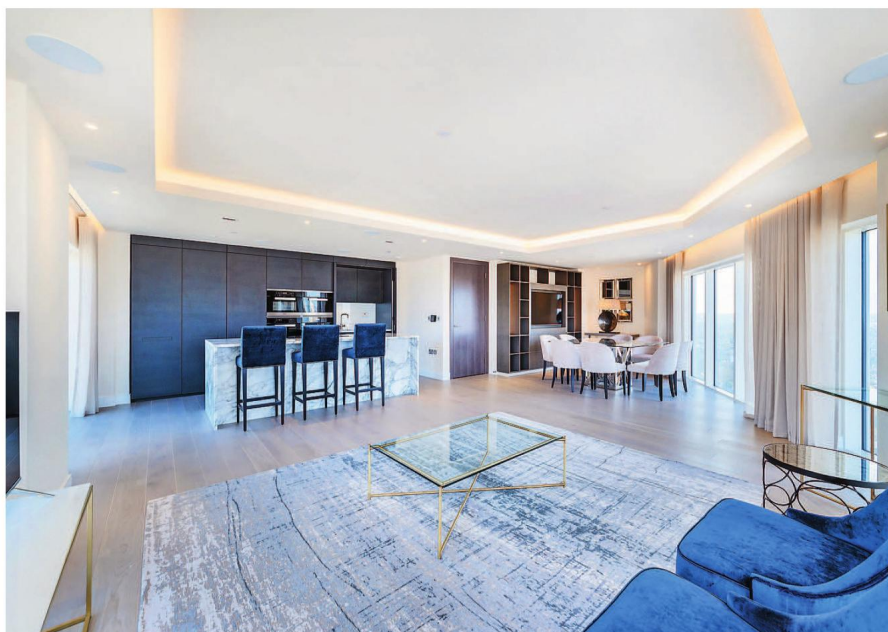
A stunning three bedroom family home situated on this quiet residential street in Holland Park. Finished to a high standard throughout.

1,984 sq ft (184.3 sq m) EPC rating D  
Double Reception | Kitchen/dining room |  
Four bedrooms | Two bathrooms | Garden |  
Roof terrace

Notting Hill 020 7221 1111  
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The Tower, Chelsea Creek, Fulham, SW6

£2,500 per week\* Furnished



A brand new and luxurious, three bedroom Penthouse apartment within Chelsea Creek with 24hr concierge, Underground parking and Resident's gym, pool and spa.

1,707 sq ft (158.6 sq m) EPC rating C  
Reception/dining room/kitchen | Three  
double bedrooms | Three bath/shower  
rooms | Two terraces | Excellent storage

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All advertised prices are excluded of utility and other associated services.



Brechin Place, South Kensington, SW7

£1,350,000 Leasehold



&

A stylishly presented two bedroom two bathroom flat in the heart of South Kensington.

**1,098 sq ft (102 sq m) EPC rating C**

Reception | Kitchen/dining area | Master bedroom | En suite shower room | Second bedroom | Further bathroom | Private patio garden | Hallway

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Perrymead Street, Fulham, SW6

£3,500,000 Freehold



An outstanding and beautifully presented five bedroom 'Lion house' situated in one of the most popular streets within the prestigious Peterborough Estate.

**2,901 sq ft (270 sq m) EPC rating C**

Drawing room | Kitchen/dining room | Family room | Master bedroom with en suite bathroom | Two bedrooms with en suite shower rooms | Two further bedrooms | Bathroom | Utility room | Pantry | Wine Room | Two cloakrooms | Garden

**Fulham 020 7731 7100**  
fulham@struttandparker.com



Ebury Square, Belgravia, SW1W

£12,250,000 Leasehold



An exceptional lateral apartment with staff/guest apartment and two underground parking spaces in this superb development.

**4,102 sq ft (381 sq m) EPC rating B**

Drawing room | Sitting room | Dining room | Three bedroom suites | Staff/guest apartment | Three balconies | Two underground parking spaces | Lift | 24 hr concierge/security | Spa/gym

**Knightsbridge 020 7235 9959**  
james.forbes@struttandparker.com

**JSA Knight Frank 020 7881 7720**



# MY DREAM HOME

*The substantial family home in the ideal location*

The property is the perfect family home



## CRIFFEL AVENUE, SW2



**Gabriel Cunningham,**  
Sales Manager,  
Dexters Streatham

### Why it's a great buy...

This property has the best of both worlds: located in

the famous Telford Park Conservation area, a highly desirable location nestled between Clapham, Balham and Streatham, but offering substantial living space, a large garden and off-street parking.

### The wow factor...

The exterior. Proud red brick, with parking for three cars on a tree-lined street.

### Who it would suit...

With good schools, a quiet neighbourhood but good transport links, this property would suit a young family with room to grow.

### My favourite room...

It has to be the large open plan kitchen/diner flooded with light and featuring high end appliances and underfloor heating.



### Why you should buy it...

This substantial family home is located in an increasingly popular location, is in immaculate condition and has plenty of future potential! It's the genuine article.

**£1,900,000**  
**020 8674 7400**  
**dexters.co.uk**



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If you are considering selling your property this year please contact us on 020 8128 9743 or visit [KnightFrank.co.uk/chelsea](https://www.KnightFrank.co.uk/chelsea)

 @KnightFrank  
[KnightFrank.co.uk](https://www.KnightFrank.co.uk)  
 OnTheMarket.com



Guide price: £1,150,000

### Harcourt Terrace, Chelsea SW10

An extremely elegant first floor flat finished to a high standard with an exceptional open plan living space, high ceilings throughout and a west-facing balcony. Bedroom, bathroom, reception room/kitchen. EPC: C. Approximately 56 sq m (603 sq ft).

[chelsea@knightfrank.com](mailto:chelsea@knightfrank.com)

Office: 020 8128 9743



Guide price: £1,475,000

### Beaufort Mansions, Chelsea SW3

A unique and beautifully refurbished top floor maisonette in an attractive Victorian mansion block in Chelsea. The accommodation is spacious with plenty of natural light throughout.

3 bedrooms, 2 bathrooms, reception room. EPC: D Approximately 119.5 sq m (1,286 sq ft).

[chelsea@knightfrank.com](mailto:chelsea@knightfrank.com)

Office: 020 8128 9743





## Inkerman Terrace, Kensington W8

### A five bedroom family house with garden

This superb house is situated moments from both Stratford Village and High Street Kensington and is conveniently located for local transport amenities and schools. The house offers excellent proportions and living space and benefits from a private garden and terrace. 5 bedrooms, 3 bathrooms, 3 reception rooms, kitchen/breakfast room, terrace, garden. EPC: F. Approximately 223 sq m (2,404 sq ft).

Freehold

[KnightFrank.co.uk/kensington](https://www.KnightFrank.co.uk/kensington)  
[kens@knightfrank.com](mailto:kens@knightfrank.com)  
 020 3641 5611

[Mountgrangeheritage.co.uk/kensington](https://www.Mountgrangeheritage.co.uk/kensington)  
[gabriella@mountgrangeheritage.co.uk](mailto:gabriella@mountgrangeheritage.co.uk)  
 020 7937 9976

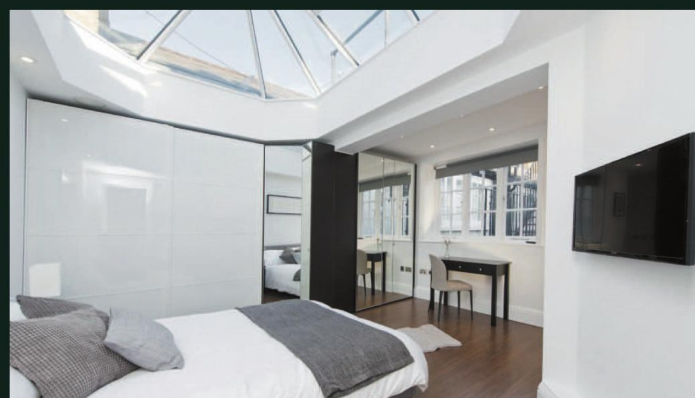
Guide price: £3,995,000

[KnightFrank.co.uk/KEN150020](https://www.KnightFrank.co.uk/KEN150020)

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## Mount Street, Mayfair W1K

### A bright three bedroom apartment with lift access

A newly refurbished three bedroom apartment, located within a striking red brick building on the exclusive Mount Street. Master bedroom with en suite bathroom, 2 guest bedrooms, shower room, reception room, kitchen, hallway, guest WC. EPC: G. Approximately 129 sq m (1,385 sq ft).

Leasehold

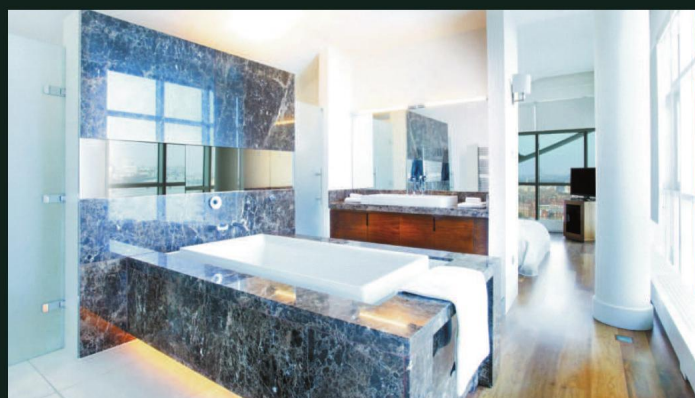
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[mayfair@knightfrank.com](mailto:mayfair@knightfrank.com)  
 020 3544 0659

Wetherell.co.uk  
 020 7529 5566

Guide price: £4,250,000  
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[KnightFrank.co.uk](https://www.knightfrank.co.uk)  
[OnTheMarket.com](https://www.onthemarket.com)





## Kestrel House, St George Wharf SW8

### 4 bedroom penthouse for sale in St George Wharf SW8

The last penthouse in St George Wharf to be completed with excellent views of the Thames and London skyline in all directions. With a high specification to all aspects of its contemporary interior offering generous accommodation. 4 bedrooms, 4 bathrooms, Reception room, Dining room, Kitchen, Utility room, Terrace, Balcony, Private parking.

Approximately 495.5 sq m (5,333 sq ft). EPC: D

Leasehold: approximately 981 years remaining

Guide price: £8,000,000

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[KnightFrank.co.uk](https://www.knightfrank.co.uk)

[OnTheMarket.com](https://www.onthemarket.com)





## Queen Anne's Gate, Westminster SW1

### A prestigious Grade I listed house with planning permission

A historically significant property, currently with office use and planning permission for change of use to residential. This is an outstanding opportunity to create a private house or refurbish the existing office accommodation and is available with vacant possession. The property is arranged over six floors and is currently in office use (B1). Benefitting from planning permission for change of use to a single residential dwelling (C3). Approximately 589 sq m (6,340 sq ft).

Freehold

[KnightFrank.co.uk/victoria](https://www.knightfrank.co.uk/victoria)  
[victoriasales@knightfrank.com](mailto:victoriasales@knightfrank.com)  
 020 3544 2487

Guide price: £7,750,000

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All potential tenants should be advised that as well as rent, an administration fee of £276 and referencing fees of £48 per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit [KnightFrank.co.uk/tenantcharges](http://KnightFrank.co.uk/tenantcharges)

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[KnightFrank.co.uk](http://KnightFrank.co.uk)  
 OnTheMarket.com



Guide price: £2,200 per week

### Victoria Street, Westminster SW1

Opulent three bedroom apartment on the sixth floor of the luxurious 55VS development. 3 bedrooms, 3 bathrooms, reception room with kitchen, balcony, lift access, concierge, gym, 2 communal gardens. EPC: B. Approximately 172 sq m (1,851.4 sq ft). Available furnished. [victorialettings@knightfrank.com](mailto:victorialettings@knightfrank.com)  
Office: **020 3641 6034**




Guide price: £1,750 per week

### Chapter Street, Westminster SW1

This house has a stylish and modern feel whilst still possessing its natural charming features. Master bedroom with en suite, 2 further bedrooms, shower room, 2 reception rooms, kitchen, balcony, WC, garage. EPC: C. Approximately 207.7 sq m (2,236 sq ft). Available unfurnished. [victorialettings@knightfrank.com](mailto:victorialettings@knightfrank.com)  
Office: **020 3641 6034**





# HIP *to be* SQUARE

*Londoners are set to benefit from new public spaces across the capital*

Words FIONA BRANDHORST

It seems that every corner of the capital is under construction as a host of impressive development schemes continue to launch this year creating new squares, gardens and plazas. And we can all share in their success as many include public realm initiatives from breakout gardens to commissioned artwork set to benefit not only the new residents, but also existing neighbours and those working nearby.

Developed by Berkeley Homes and designed by Foster+Partners, South Quay Plaza at the heart of Canary Wharf is set to be one of the UK's tallest residential schemes and will include a 68 storey tower and smaller 36 storey tower offering 888 properties together with cafés, shops and restaurants. The development's minimal footprint will open up over 1.6 acres of public space

including a new dockside promenade and pocket park. The 56th floor residents' club lounge is complete with a bar, screening room, business lounge and an enormous terrace with outside bar and dining facilities. The first phase of one, two and three bedroom homes is expected to be completed in 2020 when price growth is forecast to reach 24%. Prices start from £675,000.

Barratt London's Aldgate Place will create 465 one, two and three-bedroom apartments and three and four-bedroom duplexes across four residential towers. Most homes have a private balcony or winter garden with views across the capital and over 50% of the development's footprint is dedicated to landscaped gardens and pedestrian streets, along with a four-star hotel, cafés, restaurants and shops.



'Aldgate Place will make the most of the vast untapped potential of the Whitechapel area,' says Gary Patrick, Regional Sales Director, Barratt London. 'We've seen considerable interest from owner occupiers, who want to live close to their work as well as the local entertainment cores of East London, and investors that are drawn to the area due to the capital growth Aldgate is expected to achieve.' Crossrail's arrival in 2018 has been tipped to support investment predictions as well as the area's ongoing regeneration. The three bedroom penthouse is priced at £2,550,000.

In ever popular Islington, over 60% of apartments have been sold at Islington Square, designed by award-winning architect Piers Gough of CZWG Architects. The combination of the restored former Edwardian post office buildings and new build studio, one, two and three bedroom homes are designed around a new central public boulevard. Apartments are for sale with Beauchamp Estates, Knight Frank and Savills, with prices starting from £715,000.

Down at Southbank Place facing the popular Jubilee Gardens, Belvedere Gardens will have stunning river views





Clockwise from bottom left: Islington Square will create a new public boulevard; the view from Belvedere Gardens; and South Quay Plaza will be one of the UK's tallest residential schemes

of the Houses of Parliament and the London Eye. Developed by Canary Wharf Group and Qatari Diar, the 97 one, two and three bedroom apartments are split over 20 levels, including one three-bedroom duplex and two penthouses. Prices start from £1,050,000.

Residents will have access to a private lounge, leading to an opulent outdoor terrace, providing an intimate space for social gatherings and business meetings, as well as space for residents to entertain and relax. The exclusive health club, designed by one of London's leading interior designers Goddard Littlefair, includes a gym, sauna and a stunning relaxation lounge.

Sir George Iacobescu, Chairman and CEO Canary Wharf Group, believes that the scheme will become a highly desirable place to live. 'Being close to the river and in the centre of London's cultural hub, the design and outstanding quality of Belvedere Gardens will not only promote a sense of wellbeing, it will combine the vibrant community with the

*Many public realm initiatives are set to benefit new residents and workers*

creation of wonderful social spaces and intelligently designed gardens.'

Taking inspiration from the lawns and majestic trees of nearby Lincoln's Inn Fields, London's largest residential square, landscape architect Gustafson Porter, known for the Princess of Wales memorial in Hyde Park, has created a courtyard garden at the heart of a new residential development Lincoln Square by Lodha UK.

Comprising four North, East, South and West wings each with ten storeys,

many of the studio and one to four bedroom apartments and penthouses have views of iconic London buildings including the Royal Courts of Justice and London School of Economics, and also has access to a 24-hour five star concierge.

Abhishek Lodha, Managing Director, Lodha Group, comments: 'Lincoln Square is a unique development that befits the area's impressive heritage. Through careful attention to detail and a focus on bringing residents together we hope to create a visionary scheme and community.' Prices range between

£950,000 and £10m on the market with Knight Frank and CBRE.





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LUXURY PROPERTY AGENTS

*Established 1897*



**A LIGHT AND SPACIOUS FOUR-BEDROOM APARTMENT IN IMPERIAL WHARF  
CHELSEA VISTA, IMPERIAL WHARF SW6**

- North and South covered terraces
- Two underground parking spaces
- On-site security and concierge
- Gym
- Over 2,000 sq ft
- EPC rating C

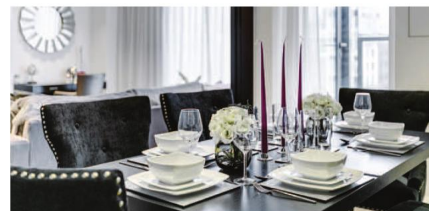
**CHELSEA OFFICE:**

T: 020 7225 5752

[francis.burca@harrodsestates.com](mailto:francis.burca@harrodsestates.com)

**Guide Price:** £2,495,000

**Leasehold:** Approximately 981 years



**A STYLISH THREE-BEDROOM ON THE 6<sup>TH</sup> FLOOR IN A LANDMARK DEVELOPMENT  
TRINITY HOUSE, 375 KENSINGTON HIGH STREET, W14**

- Ensuite master with dressing room
- Open plan reception and kitchen
- Secure underground parking
- Balcony
- 1,150sq ft / 106.84sq m
- EPC rating B

**KENSINGTON OFFICE:**

T: 020 3650 4600

[nicholas.shaw@harrodsestates.com](mailto:nicholas.shaw@harrodsestates.com)

**Guide Price:** £2,300,000

**Leasehold:** Approximately 993 years

Harrods

[HARRODSESTATES.COM](http://HARRODSESTATES.COM)



HARRODS ESTATES  
LUXURY PROPERTY AGENTS

*Established 1897*



**THREE-BEDROOM MAISONETTE OVERLOOKING A PRIVATE GARDEN SQUARE**  
**WESTKING PLACE, BLOOMSBURY WC1H**

- Open-plan kitchen/reception
- Two bathrooms & WC
- Excellent storage
- Private patio garden
- 1,324sq ft / 123sq m
- EPC rating B

**MAYFAIR OFFICE:**

T: 020 7409 9205

[andrew.brennan@harrodsestates.com](mailto:andrew.brennan@harrodsestates.com)

**Guide Price:** £1,400,000

**Leasehold:** Approximately 997 years



**A FOUR-BEDROOM TERRACED PROPERTY ON THE WEST SIDE OF THIS QUIET CUL-DE-SAC**  
**YEOMAN'S ROW, KNIGHTSBRIDGE SW3**

- Stunning drawing room
- Smallbone kitchen/breakfast room
- Four bedrooms with en suites
- Large private roof terrace
- 2,289sq ft / 212.65sq m
- EPC rating D

**KNIGHTSBRIDGE OFFICE:**

T: 020 7225 8044

[jake.irwin-brown@harrodsestates.com](mailto:jake.irwin-brown@harrodsestates.com)

JSA: Kaye & Carey 020 7590 0066

**Guide Price:** £5,650,000

**Freehold**

Harrods

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## CHESTER SQUARE SW1



**Leasehold Approximately 41 Years**

**£3,250,000**

A spacious 2/3 bedroom ground floor apartment of 154 sq m (1,653 sq ft including storage) situated in this highly sought after purpose built mansion block overlooking the magnificent private square gardens and St Michael's Church.

- Entrance Hall
- Reception Room/Dining Room
- Kitchen/Breakfast Room
- Master Bedroom Suite
- Guest Bedroom Suite
- Study/Bedroom 3
- Shower Room
- Caretaker and Double Garage
- Access to Square Garden by Separate Arrangement

## BURTON MEWS, SW1



**Freehold**

**£5,500,000**

A fabulous freehold mews house that is presented in excellent condition with spacious reception rooms and a private patio garden ideal for entertaining and three large double bedrooms.

- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Kitchen
- Cloakroom
- Patio
- Utility Room
- Parking
- Garage





## DERWENT HOUSE, STANHOPE GARDENS SW7



**Leasehold Approximately 998 Years**

**£1,100,000**

**Joint sole agent with  
Russell Simpson**

5 Anderson Street,  
London, SW3 3LU.  
Tel: 020 7225 0277  
info@russellsimpson.co.uk

**RS**

A beautifully modernised 7th floor triple aspect penthouse flat in this purpose built block with excellent views close to the fine shopping and transport facilities of Knightsbridge and South Kensington.

- Reception Room
- Kitchen
- Double Bedroom with En-Suite
- Lift
- Triple Glazing
- Communal Central Heating and Hot Water
- Porter

## TENNYSON HOUSE, CULFORD GARDENS SW3



**Leasehold Approximately 159 Years**

**£995,000**

An attractive and spacious one bedroom apartment, recently refurbished to a high standard on the lower ground floor. Culford Gardens is a quiet street located within easy walking distance of Sloane Square and the excellent amenities of the Kings Road.

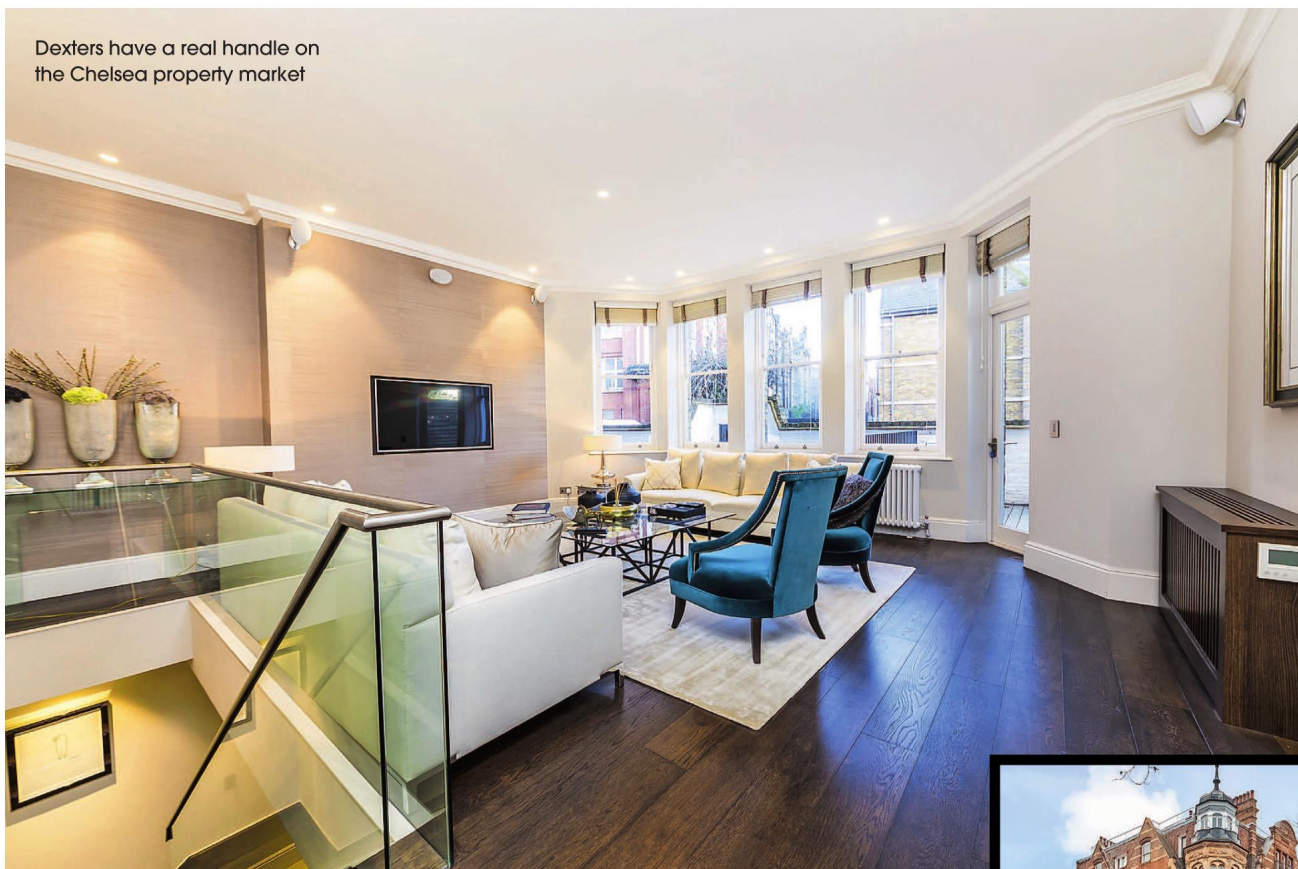
- Entrance Hall
- Large Reception Room with a Generous Study Area
- New Fully Fitted Kitchen
- Large Double Bedroom with Fitted Cupboards
- New Bathroom
- Terrace Accessed via the Reception Room



tel: 020 7730 9253  
reception@bestgapp.co.uk



Dexters have a real handle on the Chelsea property market



# MY MONTH

*Craig Mervish, Lettings Director at Dexters Chelsea, on being prepared for 2017*



## **What has been the most challenging aspect of your month?**

A month without a challenge is a month I have not experienced; it's what I love about my job. The start of the year

comes as a shock to those who have not planned ahead. Agents who fall into the trap of thinking that everything will fall on their lap at the start of the year are now realising that a bit of proactivity and forward thinking would have come in handy. This laissez-faire approach used by some agents does sometimes rub off onto landlords, so it's my job to go out there and remind clients and customers that by February the market is well and truly back to full

speed. We are the agent to handle the pace; the first half of 2016 saw our offices break all records, despite stamp duty changes and the EU referendum, and we expect even better results now that some of the dust has settled in 2017.

## **What has been your personal highlight?**

As an agent, you know you are doing things the right way when old clients return to use your services. Last month a previous landlord of mine contacted me to instruct us on a beautiful flat on Culford Gardens despite it being let by another local agent for the last 18 months. His insistence that we let the flat this time round was, in his words, due to 'great professionalism and honest advice', which was wonderful to hear.

*The first half of 2016 saw our offices break records and we expect even better in 2017*

## **Describe what has been your favourite local lunch spot...**

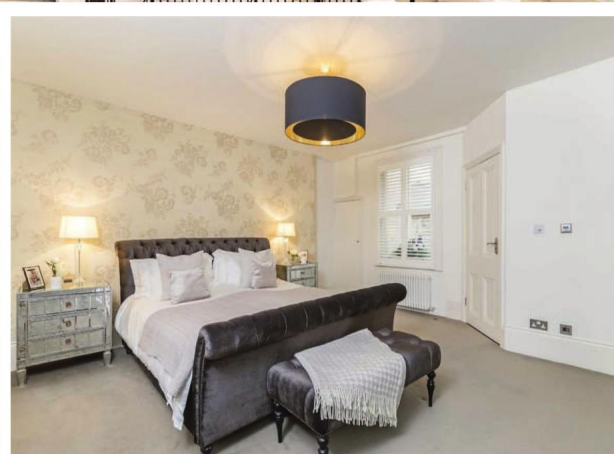
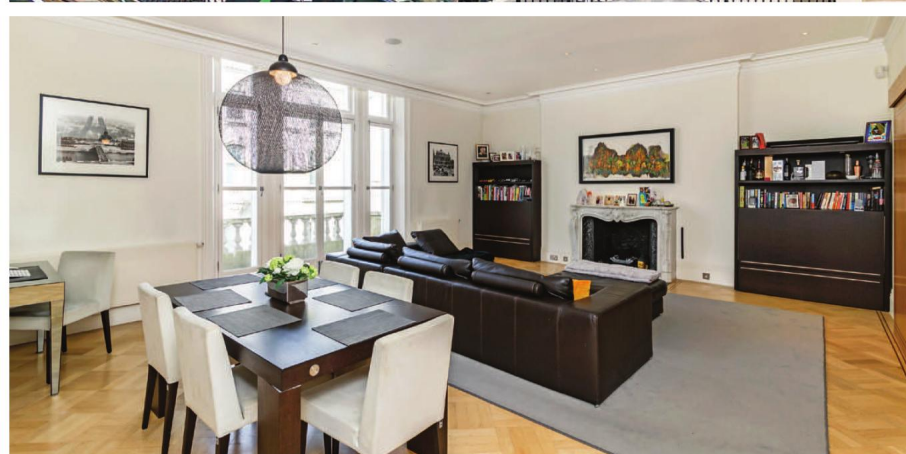
As you can see, I'm somewhat of a foodie (eating, not making!) so working in Chelsea you can get very carried away if you have the time. As a Lettings Agent working for London's leading independent Estate Agency, I don't have too much spare time on my hands, so I like to grab a quick sandwich at Piccolo on Sloane Street. Anywhere Black Cab drivers go for lunch must be good!

## **What are you most looking forward to next month?**

Next month we move into the spring. With leaves on the trees, brighter evenings and colourful gardens in beautiful Chelsea... what is there not to look forward to?!

14 Culford Gardens SW3 2ST; 020 7590 9500; [dexters.co.uk](http://dexters.co.uk)





## De Vere Gardens, W8

£3,150,000

Located on the second floor of this beautiful period building is a three bedroom, two bathroom apartment. The property has a large reception room with dining space and doors opening onto a balcony with views to Hyde Park, energy rating c.



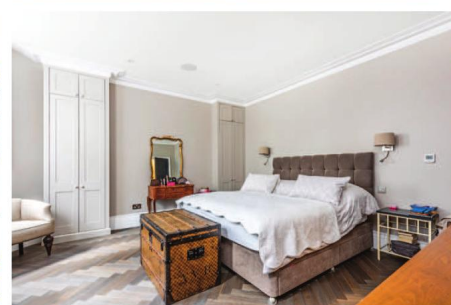


### Coleridge Square, SW10

£3,999,950

Set within Chelsea's premier gated development is this spacious four double bedroom house. Arranged over three floors, there are three reception rooms, three bathrooms, two private terraces and views overlooking landscaped gardens, energy rating d.

Dexters Chelsea 020 7590 9510



### Stafford Terrace, W8

£3,950,000

A stunning four bedroom apartment with a large private garden set in one of Kensington's premier roads. The south facing reception room has 12ft high ceilings and there is a classic contemporary feel to the whole property. Stafford Terrace is located to the North of Kensington High Street on the prestigious Phillimore Estate, energy rating d.

Dexters Kensington 020 7067 2430





## Old Brompton Road, SW5

£1,500,000

Refurbished throughout in a modern style, this one double bedroom property is ready to move straight into. With secure underground parking and lift access, energy rating c.

Dexters Knightsbridge 020 7838 0108



## Dering Street, W1S

£3,500,000

A lateral two bedroom, air conditioned apartment set within a modern Mayfair development. Offering two bathrooms, lift access and a porter, energy rating b.

Dexters Mayfair 020 7590 9590



## Adams Row, W1K

£8,000 per week

A truly unique four bedroom Mayfair property. Currently owner occupied, this property was completely remodelled throughout to include a private gym, cinema, terrace and garage, energy rating g.

Dexters Mayfair 020 7590 9595



## Cheyne Place, SW3

£8,000 per week

This family home has close to 7,000 sq. ft of living space, a large roof terrace, a private garden and swimming pool with sauna. Located in the heart of Old Chelsea, energy rating d.

Dexters Chelsea 020 7590 9500





## Eccleston Square, Pimlico SW1V

£825 per week

A top floor, split level apartment which has been renovated beautifully throughout benefiting from over 1,100 sq ft of living space. The property comprises an open plan reception/kitchen, two double bedrooms and family bathroom; as well as a roof terrace and access to communal gardens below. EPC rating G. Approximately 1,191 sq ft (111 sq m).

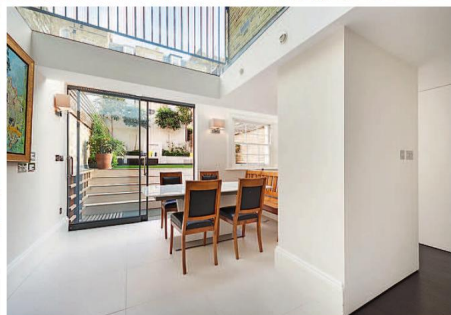
Open plan reception/kitchen | Two bedrooms | Bathroom | Roof terrace | Access to communal gardens | Newly renovated

Furnished

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## Halsey Street, Chelsea SW3

£5,750,000

A charming five bedroom family house located on a prime residential Chelsea address moments from Sloane Square. The property is set over six floors and has been newly refurbished and finished to a very high standard. EPC rating C. Approximately 2,649 sq ft (246 sq m).

Reception room | Living room | Master bedroom suite | Four further bedrooms | Three bathrooms | Media room | Open-plan kitchen/dining room | Study  
Landscaped garden

Freehold

London | Sotheby's  
INTERNATIONAL REALTY







# Lifting the burden

*Bricks and mortar will hold strong in 2017 –  
as long as you are seeking correct advice*

**T**he next few months will be a telling time for the world at large. With the inauguration of President Trump and Brexit negotiations in full swing, it is set to be a year filled with change, with a few potential bumps along the way. For this reason it is important now more than ever to ensure your finances and investments are in order.

## Bricks and mortar investment

Where to invest your capital, especially in uncertain times, is an age old question. As bond, share and currency fluctuations are almost assured throughout 2017, the appeal of a bricks and mortar investment in one of the world's most stable economies and most lucrative property markets should not be ignored as an attractive prospect. Yet, as with all assets, property requires a structured and professional planning approach to ensure the most is being made of your hard-earned money. Property tax advice can

ensure that, whether you are hoping to make your money go a little bit further when buying your dream second home, or expanding your existing buy-to-let portfolio, you make the most financial-savvy decision for you and your family.

## Opportunities in UK Property

The UK has a thriving property market. In November 2016 there were over 100,000 completions across the country, higher than the average figure for the time of year, demonstrating an appetite for buying property doesn't look set to diminish. London is the beating heart of the UK property market and remains top of the list to buy real estate for domestic and international buyers alike.

Buying a home or an investment in London is a wise financial choice and is the reason why so many people choose to secure their capital in the market. But whilst many buyers spend weeks, months, even years deciding on the best area, street and style for their property,

few look at what is really important – ensuring you are paying the correct amount of tax.

## What you need to know

A specialist property tax advisor will be able to ensure your home or investment is doing exactly what you need it to. Whilst every case is different, there are common areas all property owners should be aware of when it comes to tax on property, including:

- Annual Tax on Enveloped Dwellings (ATED)
- Inheritance Tax (IHT)
- Stamp Duty Land Tax (SDLT)
- Additional 3 per cent on second homes

By seeking professional advice from a tax adviser you can ensure you are paying the right level of tax and easing the financial burden, allowing yourself to spend more of your money on what you really want to.

Discover more at [ctatax.uk.com](http://ctatax.uk.com)



## PONT STREET, SW1X

2 Bedrooms | 2 En Suite Bathrooms  
Reception/Dining Room | Kitchen  
880 sq ft | Terrace with Spectacular  
Views | Lift | Resident Porter | EPC E

A meticulously refurbished and light second floor (with lift) apartment quietly located at the rear of this handsome red brick Victorian building in prime Knightsbridge. The drawing room with direct access to a private balcony and master bedroom suite both enjoy spectacular views over the gardens of Pont Street Mews, St Saviours church and Harrods. This two bedroom, two bathroom property is finished to exacting standards with under floor heating, marble bathrooms, a well equipped kitchen with Miele appliances, velvet carpeting, herringbone parquet floors and bespoke walnut joinery. Pont Street is a very popular location in Knightsbridge within easy reach of Harrods, the shops and the restaurants of Sloane Street and The Kings Road.

**£2,395,000 STC**

Leasehold (179 years remaining)



## DENBIGH HOUSE, SW1X

2 Bedrooms | 2 Bathrooms | Reception  
785 sq ft | Ornamental Balcony  
Storeroom | Lift | Resident Porter  
Communal Gardens | EPC E

A beautifully proportioned two bedroom flat situated on the third floor (with lift) of this popular building on Hans Place. The apartment comprises a spacious reception with a covetable balcony, plus separate modern kitchen with marble-look worktops. To the rear, there are two double bedrooms, both with fitted wardrobes, one en suite bathroom and limestone shower room; all refurbished to the highest standards, providing underfloor heating and contemporary neutral decoration throughout. This flat further enjoys plentiful natural light to the principle rooms that face west and overlook this sought-after square. The block benefits from an excellent resident porter and use of a large basement storeroom; plus access to the communal gardens, subject to separate negotiations.

**£850 PER WEEK STC**

Long Let (Furnished)







# ~~Norma Jean~~

# *Marilyn Monroe*

## Same great people, different name

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## South Eaton Place, SW1W

A four/five bedroom Grade II listed Belgravia townhouse of approximately 3,007 sq ft, located 0.3 miles from the amenities and transport links of Sloane Square.

Reception room/dining room, kitchen, drawing room, en suite master bedroom, 3 further bedrooms, 5th bedroom/library, family room; balcony, patio, terrace, vault.

£6,450,000 Freehold

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## Sussex Street, SW1V

A fully refurbished maisonette of approximately 1,200 sq ft with a ground floor private entrance, located 0.5 miles from Pimlico underground station.

Reception room, kitchen, 2 en suite double bedrooms, guest loo; secure garage parking available by separate arrangement. EPC rating C

£1,225,000 Leasehold

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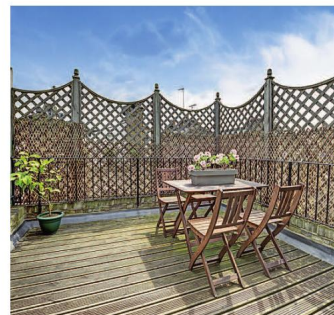
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## Redesdale Street, SW3

An upper maisonette with a private roof terrace, located 0.6 miles from Sloane Square underground station. Double reception room, kitchen, 3 double bedrooms, en suite bathroom, shower room. Unfurnished. EPC rating E

£995 per week (\*fees apply)  
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## Winchester Street, SW1V

A raised ground floor apartment in the heart of the Pimlico 'Grid', located 0.4 miles from Victoria station. Reception room, semi-open plan kitchen, two double bedrooms, bathroom. Furnished. EPC rating C

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\* For full details of all associated fees please visit our website: [www.jackson-stops.co.uk/london/tenants-service-charges.html](http://www.jackson-stops.co.uk/london/tenants-service-charges.html)

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# JONATHAN ACHAMPONG, WEDLAKE BELL

## Is it time to reform the property tax regime?



**A**lthough 2016 delivered a number of political surprises, the UK economy has shown tremendous resilience. However, the one issue that continues to exert influence on the property market is property taxes.

During his time as Chancellor, George Osborne engineered a series of property tax reforms. These reforms included the removal of the slab system, so that stamp duty is now paid on the amount above certain thresholds, rather than one rate on the total amount; changes to restrict the relief on finance costs to which individual landlords of residential property are entitled; and the introduction of the 3% surcharge for those purchasing second homes.

Whilst the change to the slab system, which

also resulted in a higher SDLT liability for people purchasing property for over £1m, originally played into Mr Osborne's narrative that 'those with the biggest shoulders should bear the heaviest load', they have since been viewed by some as an assault on purchasers of prime residential property.

Cuts to finance relief for landlords has led to a decline in the number of landlords buying investment properties and it has been suggested that the changes may result in increased rents for tenants.

The introduction of the 3% surcharge for people buying second homes has made buying an investment or an additional property more expensive, and could exacerbate the housing crisis.

Many commentators were hopeful that the current Chancellor, Philip Hammond, would use the Autumn Statement to reverse some, or all, of Mr Osborne's reforms but any such change failed to materialise. There is now a growing chorus of voices calling on Mr Hammond to take action in this year's Budget.

Whether Mr Hammond will accede to such demands remains to be seen. What is clear, however, is that prudent purchasers and landlords should seek professional advice to assess the implications of the current tax regime on their portfolio and consider any action they may wish to take without delay.

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# STEPHEN PAMNANI

## LETTINGS MANAGER, JACKSON-STOPS

*How landlords and tenants are reacting to the global situation*

**W**hilst 2016 will go down as a year of the unexpected, experience tells us that, at times like this, clients will seek out an experienced and trusted agent who is able to meet their needs: welcome to Jackson-Stops & Staff, Chelsea.

There has already been a dramatic surge in the number of properties available to let across Prime Central London, which has impacted upon rental prices. Property data source, Lonres, reported recently that increased numbers of rental homes have put tenants in a better position to negotiate on rental prices. Landlords are responding to this and, in some cases, reducing rental prices to prevent void periods. We have seen greater flexibility around break clauses, upgrades being made to properties and higher-quality furnishings being provided.

Amidst Brexit and wider global uncertainty, our Chelsea office has found that more tenants are choosing to stay on in their current property for longer, which provides them with greater stability within a changing world. Our



Properties such as this on Redesdale Street remain very much in demand

*London remains one of the most sought after and dynamic cities in the world*

clients are also recognising the importance of retaining good tenants during such times, with renewal levels in the Chelsea office increasing significantly, as a direct consequence.

London remains one of the most sought after and dynamic cities in the world. Its role as Europe's financial and creative services' hub continues to attract international residents and investors alike; we remain confident that the lettings market will continue to grow.

Whether you have one property to let or a broader portfolio, we are here to be of service. We understand that the lettings process is a fast-paced and competitive market, and we are here to provide honest and professional advice.



### Flat 7, 27 Beaufort Gardens SW3 1PR

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### Chipstead Street, SW6

£1,500 pw

An extremely well presented five bedroom family Lion House on this wonderful tree lined street. The property is located on the popular Peterborough Estate in the heart of Parsons Green. Numerous well established local nursery schools and the French Lycee, Thomas' Kensington Preparatory are within walking distance. Parsons Green and Eel Brook Common are close by, as well as an abundance of shops and a wide selection of top local cafés and restaurants.

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Nearest Transport Links: Parsons Green Station - 0.29 miles Fulham Broadway Station - 0.51 miles Imperial Wharf - 0.55 miles

Property Size: Floor area 2,540 sq ft (235.97 sq m)







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## Harrington Gardens, South Kensington SW7

This first floor apartment's principal attraction is a grand reception room, with ceiling heights stretching beyond four metres. Original bay windows afford idyllic south-facing views across the leafy communal gardens. The apartment has an indulgent contemporary classical feel and period details such as a English Oak wood flooring, elegant cornicing, and carefully sourced furniture and artwork, which accentuates the gravitas and dramatic proportions of the first floor entertaining space.

The apartment has been meticulously designed by renowned interior designers Kitesgrove and features on the front cover of the November issue of Homes & Gardens magazine.

Leasehold

Price on application





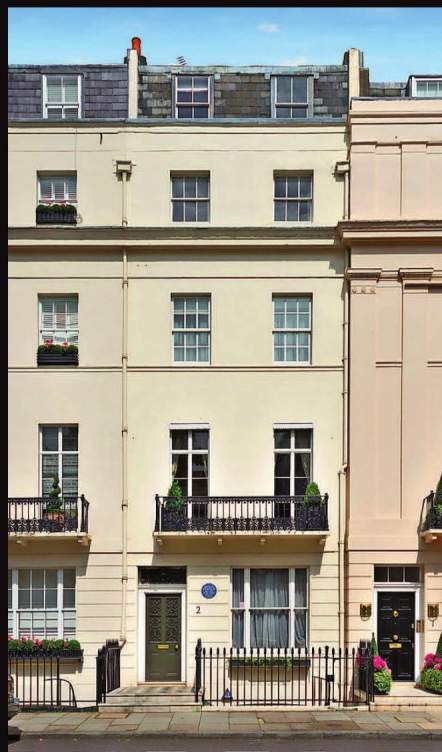
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## Chester Square, Belgravia SW1

A grand white stucco fronted seven bedroom freehold townhouse situated in this popular and prestigious garden square in the heart of Belgravia. Stretching to over 4,500 sq ft, this house has wonderfully proportioned rooms. It currently comprises a grand dining room and separate kitchen on the ground floor, with a study to the rear, an elegant first floor drawing room, second floor master bedroom with adjoining dressing room and en-suite bathroom, as well as a further shower room on the half landing. Upstairs there are five further bedrooms and two bathrooms. On the lower ground floor there is separate staff accommodation, as well as a utility room and further storage. Also of particular note is the west-facing terrace and adjoining double garage. This charming house would benefit from some updating and there is the opportunity for an incoming purchaser to create something truly special. Built in the mid-19th century the house enjoys fantastic views over the private gardens of which the residents have exclusive use.

**Freehold**

**Price on application**



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